

NA 3
11:V22
C.2

NORTH CAROLINA STATE LIBRARY
RALEIGH

N. C.
Doc.

OCT 9 1978

VANCE COUNTY



LAND USE
ELEMENT

HOUSING
ELEMENT



JULY, 1978

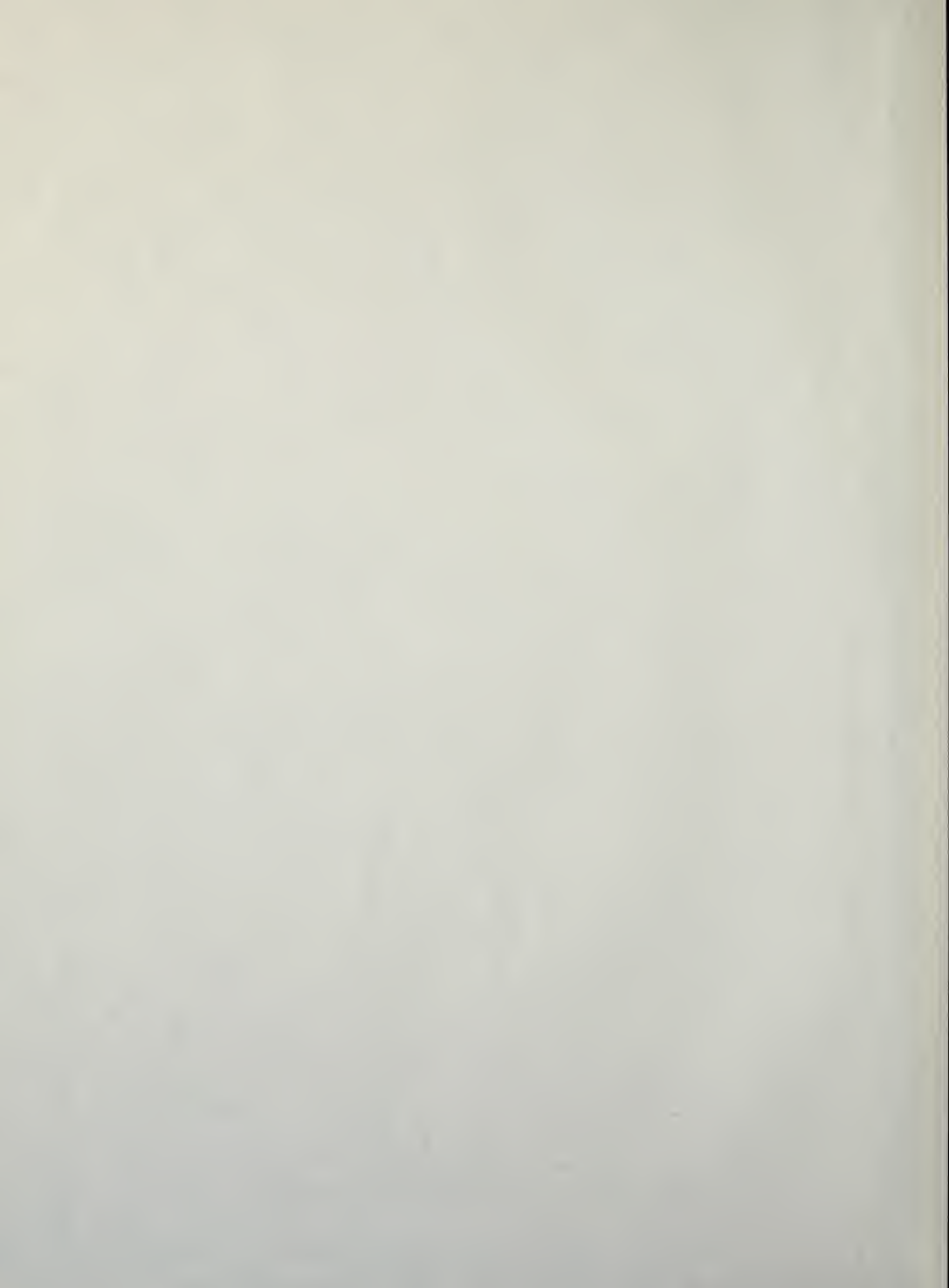
BIBLIOGRAPHIC DATA SHEET		1. Report No. 78KT-LTA-1	2.	3. Recipient's Accession No.	
4. Title and Subtitle Vance County Land Use and Housing Element				5. Report Date July 1978	
				6.	
7. Author(s) Roy M. Williford, Planning Director				8. Performing Organization Repr. No.	
9. Performing Organization Name and Address Kerr-Tar Regional Council of Governments 238 Orange Street, P. O. Box 709 Henderson, NC 27536				10. Project/Task/Work Unit No.	
				11. Contract/Grant No. 5158	
12. Sponsoring Organization Name and Address N. C. Department of Housing and Community Development Archdale Building 512 N. Salisbury Street, P. O. Box 27687 Raleigh, NC 27611				13. Type of Report & Period Covered Final	
				14.	
15. Supplementary Notes					
16. Abstracts This report provides Vance County with a Housing and Land Use Element as required by the U. S. Department of Housing and Urban Development. The report consist of three major parts which includes (1) introductory material containing a general introduction, population and economic information, and information pertaining to Vance County's physical characteristics; (2) a land use element which is intended to serve the county as a guide for federal, state, and local decision making on matters relating to the use of land within Vance County until the year 2000; (3) a housing element which provides the county with a plan for addressing the existing and prospective housing needs within Vance County.					
17. Key Words and Document Analysis. 17a. Descriptors					
17b. Identifiers/Open-Ended Terms Land Use and Housing Element					
17c. COSATI Field/Group					
18. Availability Statement No restrictions				19. Security Class (This Report) Unclassified	
				20. Security Class (This Page) Unclassified	
				21. No. of Pages 150	
				22. Price \$5.00	

VANCE COUNTY

LAND USE AND HOUSING ELEMENT

July, 1978

The preparation of this report was financed in part through a Comprehensive Planning Grant from the Department of Natural Resources and Community Development of the State of North Carolina.



PREPARED FOR:

Vance County, North Carolina

Vance County Commissioners

L. Nelson Falkner, Chairman

Charles L. Foster
William H. Hughes

W. J. Alston, Jr.
J. Timothy Pegram

PREPARED BY:

Henderson-Vance County Planning Commission

J. E. Fisher, Executive Director

Board of Directors

Robert E. Hale, Chairman
T. W. Ellis, Jr., Vice Chairman
Herbert W. Siner, Jr., Secretary/Treasurer
Claude T. Jackson
Ethel F. Bullock

TECHNICAL ASSISTANCE PROVIDED BY:

Kerr-Tar Regional Council of Governments

J. D. Everett, Executive Director
Roy M. Williford, Planning Director

THE
OFFICE OF THE
SHERIFF

IN THE
COUNTY OF

STATE OF

IN THE
MATTER OF

VS.

THE
SHERIFF

IN THE
MATTER OF

VS.

Vance County Zoning Board

S. G. Parham, Chairman
Billy G. Thompson
Luna Falkner
J. C. Roberson
Richard Bullock
Jimmy G. Adams

Board of Adjustments

Shelton Peoples, Chairman
Edward Hicks
Mary B. Hawkins
Joe Hedgepeth
William Alston
Kenneth Fields
Carlston H. Abbott

THE JOURNAL OF THE

AMERICAN MEDICAL ASSOCIATION
PUBLISHED WEEKLY
CHICAGO, ILL., U.S.A.
1917

CONTENTS

ORIGINAL ARTICLES
The Medical Profession and the
Public Health
The Medical Profession and the
Public Health
The Medical Profession and the
Public Health
The Medical Profession and the
Public Health

TABLE OF CONTENTS

List of Tables	Page
	i
List of Figures	iii
List of Maps	iii
Chapter I ----- <u>Introduction</u>	1
Location	3
Historical Abstract	3
Existing Land Use and Housing Plans	4
Recent Housing Activities	11
Chapter II ----- <u>Population and Economy</u>	16
Present Population	16
Population Trends	17
Population Composition	19
Projected Population	22
Economy	24
Chapter III ----- <u>County Overview</u>	26
Climate	26
Geology	28
Minerals	28
Soils	29
Endangered Species	34
Woodland Area and Animal Life	34
Surface Water	36
Ground Water	37
Air Quality	37
Recreational Facilities	38
Refuse Disposal	40
Archaeological Sites	41
Water and Sewer	42
Chapter IV ----- <u>Land Use Element</u>	48
Existing Land Use	49
Future Land Use	59
Land Use Policies Plan	78
Chapter V ----- <u>Housing Element</u>	94
Housing Inventory	95
Survey of Housing Conditions	105
Housing Needs	117
Housing Goals and Objectives	129
Housing Policy	139
Appendix I	Implementation Measures 141
Appendix II	Evaluation Criteria 144
Appendix III	Environmental Assessment 146
Appendix IV	Historic Preservation Assessment 148

LIST OF TABLES

<u>Table No.</u>		<u>Page</u>
1	Population Trends from 1910-1970 for N. C., Region K, and Vance County by Township	18
2	1970 Population Composition by Age and Sex for Total Population and Race	20
3	Projected Population for Region K and Vance County by Township from 1980 to 2000	23
4	Employment Projections for Region K 1980 to 2000	25
5	Woodland, Acreage and Percent Tree Class, Acreage and Percent	35
6	Vance County Existing Land Use, 1977	51
7	Vance County, Summary of Projected Intensive Land Use Needs (1977-2000)	62
8	Projected Residential Land Use in Acres	63
9	Projected Commercial Land Use in Acres	64
10	Projected Industrial Land Use in Acres	65
11	Projected Public and Semi-Public Land Use in Acres	66
12	Projected Transportation Land Use in Acres	67
13	Survey of Housing Conditions, Vance County	107
14	Survey of Housing Conditions, Municipalities in Vance County	109
15	Number of Mobile Homes in Vance County, N. C.	111
16	Number of Mobile Homes in Vance County's Municipalities	112
17	Number of Mobile Homes in Vance County's Zoning Area	112

Page	Page
1	1
2	2
3	3
4	4
5	5
6	6
7	7
8	8
9	9
10	10
11	11
12	12
13	13
14	14
15	15
16	16
17	17
18	18
19	19
20	20
21	21
22	22
23	23
24	24
25	25
26	26
27	27
28	28
29	29
30	30
31	31
32	32
33	33
34	34
35	35
36	36
37	37
38	38
39	39
40	40
41	41
42	42
43	43
44	44
45	45
46	46
47	47
48	48
49	49
50	50
51	51
52	52
53	53
54	54
55	55
56	56
57	57
58	58
59	59
60	60
61	61
62	62
63	63
64	64
65	65
66	66
67	67
68	68
69	69
70	70
71	71
72	72
73	73
74	74
75	75
76	76
77	77
78	78
79	79
80	80
81	81
82	82
83	83
84	84
85	85
86	86
87	87
88	88
89	89
90	90
91	91
92	92
93	93
94	94
95	95
96	96
97	97
98	98
99	99
100	100

List of Tables continued

<u>Table No.</u>		<u>Page</u>
18	Survey of Housing Conditions, Vance County Zoning Area	114
19	Housing Assistance Needs of Lower Income Households	120
20	Prospective Housing Assistance Needs of Lower Income Households, 1980, Vance County, N. C.	124
21	Prospective Housing Assistance Needs of Lower Income Households, 1990, Vance County, N. C.	125
22	Prospective Housing Assistance Needs of Lower Income Households, 2000, Vance County, N. C.	126
23	Projected Number of Occupied Housing Units and Change for Vance County Townships	128

Page	Article	Page
1	THE JOURNAL OF THE ROYAL ANTHROPOLOGICAL INSTITUTE	1
2	THE JOURNAL OF THE ROYAL ANTHROPOLOGICAL INSTITUTE	2
3	THE JOURNAL OF THE ROYAL ANTHROPOLOGICAL INSTITUTE	3
4	THE JOURNAL OF THE ROYAL ANTHROPOLOGICAL INSTITUTE	4
5	THE JOURNAL OF THE ROYAL ANTHROPOLOGICAL INSTITUTE	5
6	THE JOURNAL OF THE ROYAL ANTHROPOLOGICAL INSTITUTE	6
7	THE JOURNAL OF THE ROYAL ANTHROPOLOGICAL INSTITUTE	7
8	THE JOURNAL OF THE ROYAL ANTHROPOLOGICAL INSTITUTE	8
9	THE JOURNAL OF THE ROYAL ANTHROPOLOGICAL INSTITUTE	9
10	THE JOURNAL OF THE ROYAL ANTHROPOLOGICAL INSTITUTE	10

LIST OF FIGURES

<u>Figure No.</u>		<u>Page</u>
1	Vance County Population Characteristics, 1970	21
2	Vance County Structural Quality by Township	104

LIST OF MAPS

<u>Map No.</u>		<u>Page</u>
1	Regional Location	2
2	Henderson Water System	45
3	Kittrell Water System	46
4	Henderson Sewer System	47
5	Existing Land Use, Vance County	57
6	Existing Land Use, Henderson and Vicinity	58
7	Vance County Land Use Plan Year 2000	77
8	Vance County Structural Quality "Middleburg-Nutbush, Townsville, and Williamsboro Townships"	98
9	Vance County Structural Quality "Dabney, Henderson, and Sandy Creek Townships"	99
10	Vance County Structural Quality "Kittrell and Watkins Townships"	100
11	Vance County Structural Quality "Insets"	101
12	Vance County Structural Quality "Henderson and Vicinity"	102
13	Concentration of Substandard Housing	116

APPENDIX

1890

1890

1. *Chrysomelidae* (Colorado) 1

2. *Chrysomelidae* (Colorado) 1

1891

1891

1891

1. *Chrysomelidae* 1

2. *Chrysomelidae* 1

3. *Chrysomelidae* 1

4. *Chrysomelidae* 1

5. *Chrysomelidae* 1

6. *Chrysomelidae* 1

7. *Chrysomelidae* 1

8. *Chrysomelidae* 1

9. *Chrysomelidae* 1

10. *Chrysomelidae* 1

11. *Chrysomelidae* 1

12. *Chrysomelidae* 1

13. *Chrysomelidae* 1

14. *Chrysomelidae* 1

15. *Chrysomelidae* 1

16. *Chrysomelidae* 1

CHAPTER I

INTRODUCTION

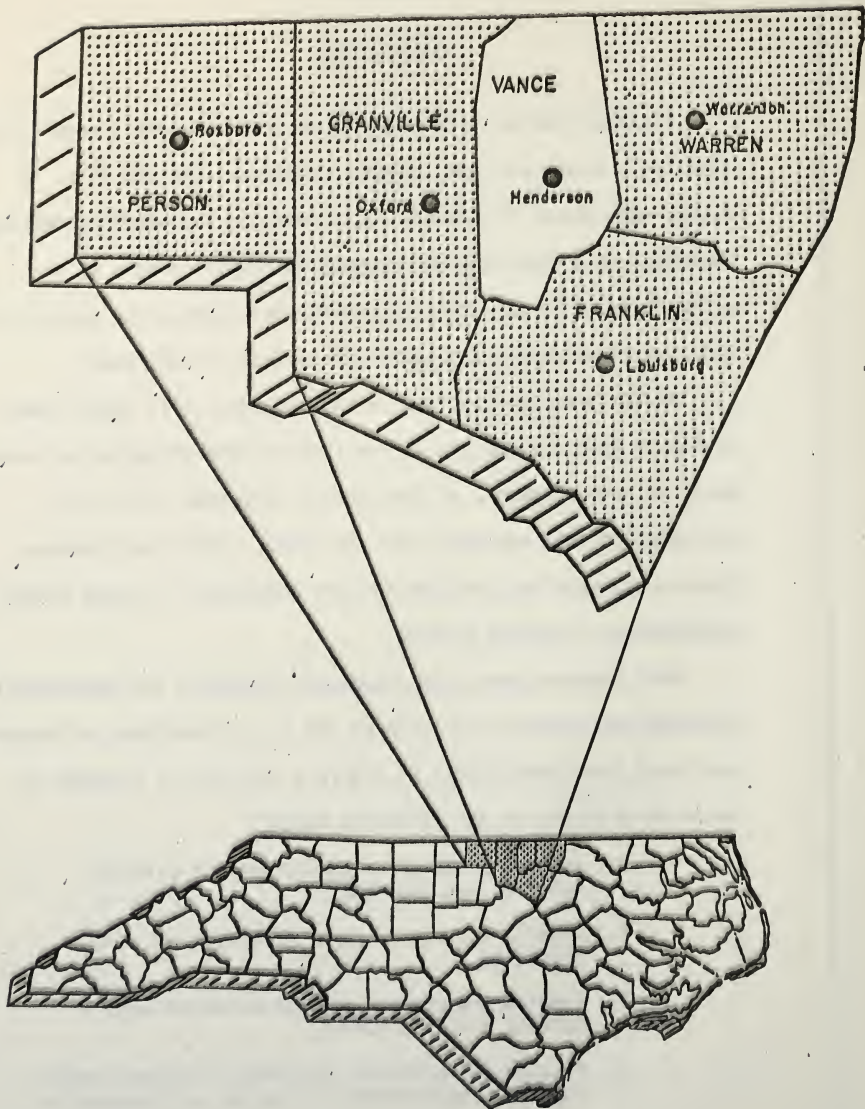
Planning enables a governmental entity to become a more attractive and a more functional place in which to work and live. A county that plans effectively has a means of implementing measures according to a predetermined strategy which will enable it to effectively eliminate blighted conditions, improve the quality of life, and further the capacities for economic development.

The information provided in this document will enable Vance County to plan for the use of the land and the preservation, development, or redevelopment, of the housing resources within its jurisdiction from now until the year 2000. These two elements, Housing and Land Use, are the primary components of Vance County's comprehensive planning process.

Both elements have been assembled to satisfy the comprehensive planning requirements set forth by the U. S. Department of Housing and Urban Development under 24 CFR Part 600, and is intended to serve Vance County in the following manner:

- A. Provide a basis for consistency in existing policies and programs.
- B. Provide a clear sense of direction for county planning.
- C. Provide the planner and the executive with a working policy document.
- D. Provide an indication of areas of concern which require intergovernmental action and cooperation.
- E. Provide the public with the knowledge that there are specific county goals and that future growth is being planned and regulated.

REGIONAL LOCATION



Location

Vance County is located within Region K in North Central North Carolina along the following coordinates: 36° 10' west to 36° 32' 30" west longitude and 78° 19' north to 78° 30' north latitude. It is bordered on the north by the State of Virginia, on the south by Franklin County, on the east by Warren County and on the west by Granville County. (See Map #1.) Vance County is divided into eight townships of which seven are rural in character (Dabney, Kittrell, Middleburg/Nutbush, Sandy Creek, Townsville, Watkins, and Williamsboro) and one which is urban in character (Henderson). There are three incorporated municipalities within Vance County which includes the two small communities of Middleburg and Kittrell, and the urban municipality of Henderson which is also the county seat. The City of Henderson is centrally located within Vance County and is approximately 43 miles north of Raleigh, the state capitol.

Historical Abstract

The first settlers of Vance County were of Indian ancestry. Their tribes were composed mainly of the Creeks, Saponi, and Tuscaroras. Individually, the Creeks lived along Nutbush Creek, hence, the entry of their title. In this area of Vance County, the tribe lived in complete harmony with nature and only hunted for immediate hunger and clothing needs. The Saponi Tribe was located in the northern part of the county. During 1728, the Saponi hunters were supplying settlers with food; because of this other tribes

greeted the Saponi Tribe with war and destruction. As a result, this tribe asked the State of Virginia for protection through the aid of their friend William Eaton. The Tuscarora Tribe lived in the southern part of Vance County. This tribe was by far the most proud and prestigious of all tribes in the county. They were warriors and because of their numerous population forced the settlers to delay their plans of a settlement until the year 1713. As a result, settlements of the area prospered but no evidence of town development occurred until 1787. At this time, the Town of Williamsboro was chartered and grew to become the leading religious, educational and business center of the area. The War Between the States changed the character of Williamsboro which was primarily geared toward the agricultural economy. After Reconstruction, the town swiftly lost its position of influence and today is a pleasant and small unincorporated community. Vance County has been part of eight different North Carolina counties and at one time it was located in the State of Virginia. In more recent years, Vance County was formed from sections of Granville, Warren, and Franklin counties. The public demand for establishing Vance County was formulated and first attempted in 1879 with the growth of Henderson as a tobacco market and retail trade center which created a demand for legal services and courthouse facilities. The first attempt to create a new county to be known as Gilliam County failed to pass in the State Legislature. The bill was re-introduced in 1881 and proposed that the county be named in honor of Governor Zebulon Vance, a measure designed to gain favor with the State legislators. The bill was approved and Vance County became a

political entity on May 5, 1881.

Henderson, the county seat, was founded by the prominent family of William Reavis in 1811 with the construction of a store and residence. In 1840, the Raleigh and Gaston Railroad established a depot in Henderson. This railroad materially spurred the growth of the town, which was incorporated in 1841. Being practically the "First Family," the Reavis clan suggested that the town be named Henderson in honor of their family friend Judge Leonard Henderson, Chief Justice of the North Carolina Supreme Court. Henderson rapidly became a shipping point for both cotton and tobacco commodities which still play an important role in the economy of the area. Retail trade flourished and the community continued to grow in size and importance. Other communities, Middleburg, Kittrell, and Townsville, which had an agricultural based economy flourished for a period of time but lost much of their importance after the reconstruction period. The Town of Kittrell was once famous as a resort and spa.

The rise of industry in Vance County was aided by the establishment of textile industries beginning in 1895. Other industries of major importance which have located in Vance County during the twentieth century include a bagging company, glass company, chemical, hosiery, knitting, and milling companies, to mention only a few.

The construction of Kerr Lake in recent years considerably changed the features of large areas of Vance County and offers much in the way of recreation, tourist potential, and the development of cheap and plentiful hydroelectric power.

SOURCE: Peace, "Zeb's Black Baby," Vance County, North Carolina

Existing Land Use and Housing Plans

Presently there are several land use and housing plans which pertain to Vance County. In the formulation of this document, existing plans and information will be utilized wherever possible in order to minimize duplication of effort and expense. These plans will also be consulted to assure that the policies and programs provided in this document do not conflict with other existing plans and programs. Following is a summary of some existing land use and housing plans which pertain to Vance County:

1. The Vance County Community Facilities Plan, 1967

Purpose: The intention of this document is to examine the services provided to Vance County residents by county government. The plan seeks to (a) recommend needed improvements for upgrading community facilities, (b) determine long-range needs based on population, economic, and social factors.

2. The Land Potential Study for Vance County, 1967

Purpose: To examine the physical characteristics of Vance County to determine the positive and negative aspects as it relates to growth, population, income, industrial development and agricultural endeavors. The land potential study will also be utilized as a base source for an updated Vance County land use plan, so as to avoid unnecessary recapitulation and expenditure.

3. The Vance County Developmental Plan, 1967

Purpose: To give Vance County a base to go on in terms of growth factors. This document seeks to give valid information on how to improve the county from a standpoint of physical, cultural and economic development.

4. Population and Economy of Vance County, North Carolina, 1967

Purpose: To adequately assess the population potential and economic potential of Vance County, with reference to long- and short-range projections.

5. Vance County Water and Sewer Planning Report, 1969

Purpose: This report presents a comprehensive water and sewer plan to meet the water use and waste treatment requirements of the county for a 10-year and a 20-year period.

6. General Soil Evaluation for Vance County, 1970

Purpose: To provide general soils information to assure the efficient use and orderly development of the county's land resources. This document defines and locates the general soil associations in Vance County and provides general soil suitability and limitation characteristics.

7. Detailed Soil Analysis for Vance County, 1978

Purpose: To provide detailed soil information for Vance County such as soil comparison and specific location of soil types. This information is extremely valuable for determining on-site soil characteristics.

8. 201 Facilities Plan for Vance County and Henderson,
North Carolina, 1976

Purpose: To provide the most cost effective, environmentally sound and implementable wastewater treatment and disposal plan for the Vance County and Henderson Planning Area. The report includes:

- A. Inventory of environmental elements.
- B. Evaluation of the existing sewer system:
Infiltration/Inflow Analysis
- C. Study of existing land use trends and expectations, and
- D. Growth patterns of the planning area in order to forecast wastewater flows and waste loads.

9. The Vance County Zoning Ordinance, 1977

Presently, the county has utilized this ordinance and has zoned approximately one and one-half (1 1/2) miles from the city limits of Henderson, North Carolina. The purpose of this zoning ordinance is as follows:

Intention: To establish zoning regulations in areas of Vance County, North Carolina, for the purpose of promoting health, safety, morals and the general welfare by regulating the height, total number of stories, size of units and other structures, the percentage of lots that may be occupied, the size of yards, courts, and other open spaces, the density of population, the location and use of building, structures and land for trade, industry, residence or other purpose except farming; creating districts for said purposes, and establishing boundaries; enforcing the ordinance; provide

penalties for violators, and define the responsibilities of a board of adjustments.

10. Henderson Land Use Plan, 1976

Purpose: To examine the existing conditions and trends in Henderson in respect to its population, economy, natural environment, land use, and related community facilities. Specific land use goals and objectives are proposed to help the community achieve its desired growth objectives as well as to solve existing problems and to take advantage of potentials and opportunities. Methods of implementing goals and objectives and plan proposals are also provided.

11. Population and Economy, Henderson, North Carolina, 1976

Purpose: This element is concerned primarily with the population and economy characteristics of the City of Henderson and an area one and one-half (1 1/2) miles beyond the city limits.

12. Region K Land Use Element, 1978

Purpose: This document presents a land use element for Region K which is intended to serve the region as a guide for federal, state, and local governmental decision making on all matters related to the use of the land within the five-county area to the year 2000. This land use element is also intended to facilitate the coordination of local, state, and federal land use policies and plans. In addition, this land use element will fulfill an integral part of Region K's comprehensive planning strategy which when completed will assess and plan for matters relating to the overall development of

Region K which includes: housing, community facilities, open space and recreation, population and economy, and transportation.

13. Region K Housing Element, 1978

Purpose: This document provides a regional housing plan for all matters relating to existing and prospective housing in Region K. Existing housing conditions and housing assistance needs are provided and serve as the basis for the formulation of a regional housing policy plan which contains housing programs, implementation tools, and coordination mechanisms.

14. Region K Water Resource Management Plan, Multi-County Regional Water Supply Systems Plan, Multi-County Regional Sewerage Disposal Systems Plan,
Wm. F. Freeman Associates, 1974

This document presents an evaluation and a comparison of alternative resource development policies and plans; and provides for the coordination of local, state, and federal resource development programs within the region through the medium of a long-range (1974-2020) plan for water related community facilities. Important among goals to be achieved via this plan is the protection of land for park and open space, the protection of water quality and supply, and in general, promotion of the wise and judicious use of the limited land and water resources of the region.

15. Region K Transportation Plan, Kerr-Tar Regional Council of Governments, July, 1977

This document reveals Region K's primary transportation

needs and established local transportation policy. In addition, this report provides specific state and local recommendations to satisfy Region K's current transportation needs.

Recent Housing Activities

Presently, Vance County is participating in a number of housing activities. These activities or programs are designed to give relief to low and moderate income families. The purpose of this assistance is to help these families obtain decent, suitable and standard housing at a price that they can afford.

The participating housing activities in Vance County are as follows:

The Farmers Home Administration

This Housing Administration is a part of the United States Department of Agriculture. The Farmers Home Administration has several programs in effect, but two are most prevalent in Vance County, North Carolina. These programs are the 502 and the 504 loans. Basically, 502 loans help finance the construction of new housing, while 504 loans specifically assist homeowners in rehabilitating their dwelling units.

Since the fiscal year of 1975, the Farmers Home Administration has made the following number of Section 502 and 504 loans for the Vance County area:

1975 - Section 502 - 53
1976 - Section 502 - 68
1977 - Section 502 - 92

1975 - Section 504 - 0
1976 - Section 504 - 3
1977 - Section 504 - 2

The Department of Housing and Urban Development

The Department of Housing and Urban Development (HUD) has greatly benefited Region K in providing housing assistance for low to moderate income families. The assistance from HUD is made available either directly or indirectly to individual or governmental and non-profit entities through grants, loans, loan guaranties, interest subsidies, or rent subsidies. The following is a brief description of the more prevalent programs which HUD has participated in within Vance County, North Carolina.

Section 236 Housing

The Section 236 housing program provides assistance to lower income families by providing a below-market interest rate program for the construction of low-rent housing by non-profit organizations or cooperatives. Through the reduction of the interest rate, the mortgage on the housing is reduced which will allow the sponsoring organization to charge a rent which is attractive for low to moderate income families. Vance County has the following 236 housing projects:

50 units of non-elderly 236 housing

Section 221 (d) (3) housing program is structured similarly to the Section 236 housing program and is gradually being phased out to be replaced by the Section 236 housing program. Vance County has the following 221 (d) (3) housing projects:

108 units of non-elderly 221 (d) (3) housing

Section 8 Housing

The Section 8 housing program is divided into three different categories which are: new construction, existing, and rehabilitation. The projects can be held by both profit and non-profit owners and by public housing agencies. Prospective owners must submit development proposals in response to a HUD published invitation for proposals. When preliminary and final proposals are acceptable to HUD, HUD will agree that upon completion of the project, it will enter into a Housing Assistance Payments contract. This contract will be with the owners for a specified term and HUD will make housing assistance payments with respect to the eligible families occupying the units. The payment will be the difference between the approved rent for the housing and the amount the family is required to pay which should not be less than 5 percent nor more than 25 percent of the family's adjusted income. Vance County has the following Section 8 housing projects:

60 units of new construction Section 8
housing for the elderly

75 units of new construction Section 8
housing for the non-elderly

The Section 235 housing program has been primarily used by low-income families for the purpose of purchasing one-unit structures. This program assists low-income families by reducing the interest on their home loan to as low as one percent to assure that their monthly payments do not exceed 25 percent of their adjusted monthly income. In Vance County 4 units of Section 235 housing have been provided.

Community Development Block Grant

Community Development Block Grants are made available to local units of government by HUD under Title I of the 1974 Community Development Act for the purpose of developing viable urban communities by providing economic opportunities, principally for persons of low and moderate incomes. This grant program consists of three categories which are (1) Entitlement grants guaranteed to units of government who have been declared holdharmless by HUD; (2) Discretionary grants which are available to local units of government on a competitive basis; (3) Secretary's special discretionary grants which are available to units of government and new communities at the discretion of the Secretary of HUD.

"Henderson's Holdharmless C. D. Grant Program"

Henderson, which has been declared holdharmless by HUD, has received \$831,000 in entitlement community development block grant funds. These grants have permitted the City of Henderson to rehabilitate approximately 34 low to moderate income homes, make street improvements, install public works, and provide recreation facilities in specified low-income target areas.

1975 - "Henderson-Vance County Joint Application"

This grant in the amount of \$516,840 was made available to Henderson-Vance County for one program year for the purpose of upgrading Henderson's deteriorated fringe areas. This program concentrated on providing basic services to these areas such as water, sewer, and street improvement projects.

Veterans Administration

There are two programs under the Veterans Administration program designed to provide housing for veterans. One is for the blind and totally disabled veteran and the other is the "G. I. Bill" loan program which was authorized by the Veterans Readjustment Benefits Act of 1966. There is also a program for mobile home ownership available to young veterans. This program provides grants of up to \$10,000 or 50 percent of the cost of a home to a totally disabled veteran and provides other veterans with 100 percent guaranteed loans at the prevailing interest rate. Since June, 1977, the Veterans Administration has made 344 loans available in Vance County.

CHAPTER II

POPULATION AND ECONOMY

The quantity as well as the character of housing needed and land used depends largely on the characteristics of an area's population and economy. In other words, if an area increases in population and employment, the demand for housing and the demand for land to accommodate a more intensive type of land development increases proportionally. Also, for example, if an area has a population which is predominately composed of a particular age group, the housing and land use types should correspondingly reflect as well as accommodate the needs of the predominate age group. The population and economy information which is provided within this section will therefore be used throughout the formulation of this document as a basis for projecting future land use and housing requirements for Vance County.

Present Population

According to the North Carolina Office of Research and Planning Services' brochure, "North Carolina Municipal Populations (1976)," Vance County's estimated population is approximately 33,800, which is a 3.4 percent increase over its 1970 population of 32,691. The municipalities in Vance County were also estimated to have increased in population since 1970. The City of Henderson increased from 13,896 in 1970 to 14,280 in 1976, Kittrell from 427 in 1970 to 620 in 1976, and Middleburg from 149 in 1970 to 170 in 1976. Approximately 54 percent of the total increase between 1970 and 1976 occurred within the county's incorporated areas with 35 percent occurring within the City of Henderson alone.

Population Trends

From 1910 until the decade of the fifties, the population of the Kerr-Tar Region, as well as Vance County, steadily increased at a rate comparable to the rate experienced by the State of North Carolina and the United States. Vance County, as well as Region K, declined in population during the 1950 to 1960 period. This decline primarily resulted from a reduction in the Region's farm population caused primarily by increased farm mechanization and an increase of job opportunities in the nation's more urbanized areas. Since Vance County contains an urban area, Henderson, its loss of population was not as great as the loss in population experienced in the other counties which comprise Region K. In fact, Vance County began increasing in population during the following 1960 to 1970 census period while Region K continued to lose population at an increased rate. However, in accordance with current population estimates for the 1970 to 1976 period, Region K and Vance County have increased in population by 3.4 percent since 1970. By reviewing Table 1, it is evident that Henderson Township which contains the Henderson urbanized area has been primarily responsible for Vance County's continued increase in population since 1910. In fact, Henderson Township actually exceeded the growth rate experienced by the State of North Carolina from 1910 until 1940. Vance County's remaining townships which are rural in nature have maintained their population from 1910 to 1970 with noteworthy increases or decreases from decade to decade.

Population Trends and Percent Change from 1910 - 1970 for North Carolina, Region K, and Vance County by Township.

Place	1910 Population	1920 Population	%Change	1930 Population	%Change	1940 Population	%Change	1950 Population	%Change	1960 Population	%Change	1970 Population	%Change
North Carolina	2,206,287	2,559,123	+16.0	3,170,276	+23.9	3,571,623	+12.7	4,061,929	+13.7	4,556,155	+12.1	5,082,059	+11.5
Region K	106,841	116,878	+ 9.4	130,876	+12.0	137,861	+ 5.3	143,135	+ 3.8	139,913	- 2.2	133,997	- 4.2
Vance County	19,425	22,799	+17	27,294	+20	29,961	+10	32,101	+ 7	32,002	- .3	32,691	+ 2
Dabney Twp	1,100	853	-22	1,042	+22	978	- 6	1,018	+ 4	895	-12	954	+ 7
Henderson Twp	8,321	11,085	+33	13,953	+26	16,137	+16	18,072	+12	19,526	+ 8	20,807	+ 7
Kittrell Twp	2,910	2,834	- 3	2,772	- 2	3,194	+15	3,088	- 3	3,055	- 1	2,913	- 5
*Middleburg Twp	1,721	1,627	- 5	2,011	+24	2,206	+10	2,152	- 2	1,673	-22	2,145	+28
Nutbush Twp	710	883	+24	879	- 1	991	+13	1,019	+ 3	718	-30	*	---
Sandy Creek Twp	1,794	1,838	+ 2	2,699	+47	2,519	- 6	2,549	+ 1	2,594	+ 2	2,513	- 3
Townsville Twp	1,489	1,597	+ 7	1,690	+ 6	1,635	- 3	1,905	+17	1,541	-19	1,530	- 1
Watkins Twp	-	599	-	711	+19	594	-16	562	- 5	473	-16	409	-14
Williamsboro Twp	1,380	1,483	+ 7	1,529	+ 3	1,707	+12	1,736	+ 2	1,577	- 9	1,420	-10

*1970 - The Middleburg and Nutbush townships were combined in 1970 to form one township - Middleburg-Nutbush Township.

SOURCE: U. S. Bureau of Census, General Population Characteristics, 1910-1970.

Population Composition

Race, age, and sex composition of the population is provided in this document because of the social and economic implications associated with these factors. The number of persons within each element is provided in Table 2 and a visual comparison of the age and sex according to race is depicted by the age-sex pyramid in Figure 1. In studying Figure 1, it can be readily seen that there is a relatively even age-sex distribution in the total and white population of Vance County; however, the black population in Vance County is predominately composed of persons 19 and younger indicating a deficiency of persons in the economically productive categories of age 20 to 64.

TABLE 2
1970 POPULATION COMPOSITION BY
AGE AND SEX FOR TOTAL POPULATION AND RACE

	TOTAL POPULATION			
	MALE		FEMALE	
	#	%	#	%
Under 5	1,505	4.6	1,405	4.3
5-14	3,440	10.5	3,402	10.4
15-24	2,778	8.5	2,968	9.1
25-34	1,781	5.4	1,869	5.7
35-44	1,805	5.5	1,935	5.9
45-54	1,760	5.4	1,971	6.0
55-64	1,331	4.0	1,616	4.9
65 and over	1,206	3.8	1,919	5.9

TOTAL	15,606	47.7	17,085	52.3
-------	--------	------	--------	------

	BLACK					
	MALE			FEMALE		
	#	% ¹ B	% ³ TOTAL	#	% ¹ B	% ³ TOTAL
Under 5	752	5.4	2.3	733	5.3	2.2
5-14	1,736	12.6	5.3	1,741	12.6	5.3
15-24	1,357	9.8	4.1	1,452	10.5	4.4
25-34	619	4.5	1.9	655	4.7	2.0
35-44	607	4.4	1.9	736	5.3	2.2
45-54	595	4.3	1.8	691	5.0	2.1
55-64	484	3.5	1.5	591	4.3	1.8
65 and over	439	3.3	1.4	624	4.5	1.9

TOTAL	6,609	47.8	20.2	7,223	52.2	22.1
-------	-------	------	------	-------	------	------

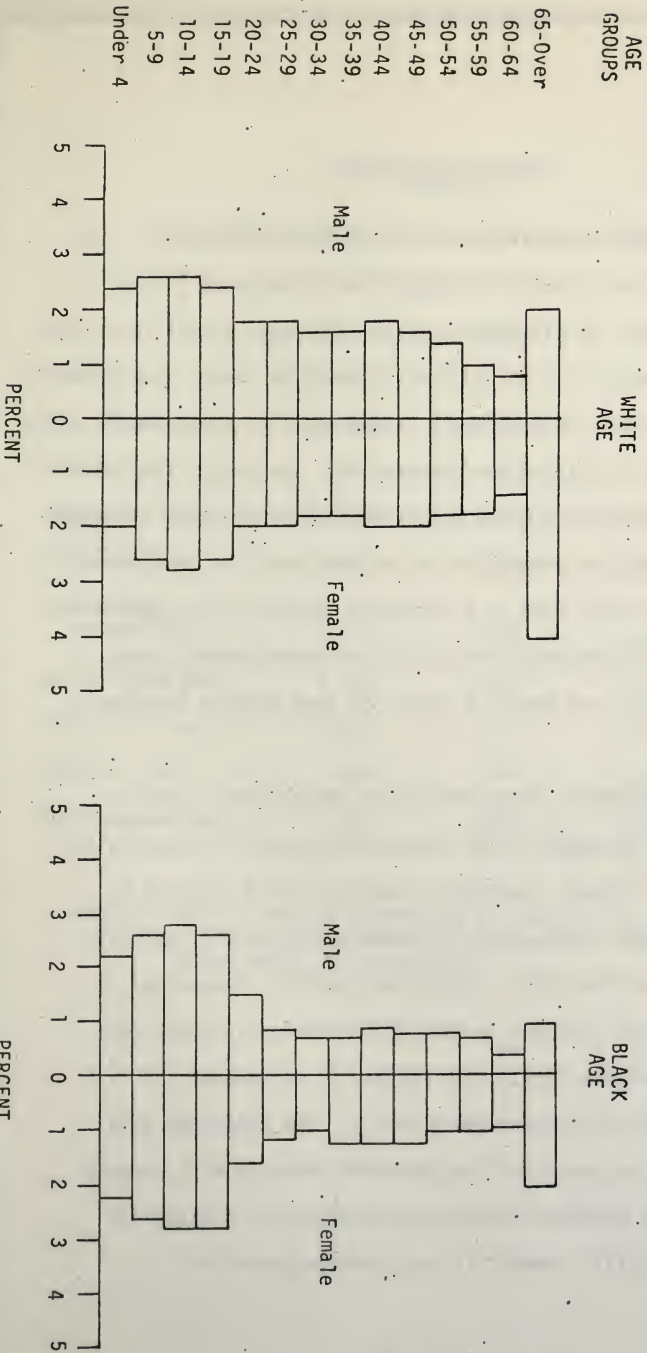
	WHITE					
	MALE			FEMALE		
	#	% ² W	% ³ TOTAL	#	% ² W	% ³ TOTAL
Under 5	753	4.0	2.3	672	3.6	2.1
5-14	1,703	9.0	5.2	1,660	8.8	5.1
15-24	1,421	7.5	4.3	1,516	8.0	4.6
25-34	1,161	6.2	3.6	1,213	6.4	3.7
35-44	1,198	6.4	3.7	1,197	6.3	3.7
45-54	1,165	6.2	3.6	1,279	6.8	3.9
55-64	847	4.5	2.6	1,024	5.4	3.1
65 and over	744	3.9	2.3	1,294	6.9	3.9

TOTAL	8,992	47.7	27.5	9,855	52.3	30.1
-------	-------	------	------	-------	------	------

SOURCE: U. S. Census of Population 1970

*¹ %B = % of the Black Population *² %W = % of the White Population
*³ % TOTAL = % of the Total Population

FIGURE 1
Vance County Population Characteristics, 1970



Source: U. S. Bureau of Census, General Population Characteristics, 1970.

Projected Population

The purpose of projecting an area's future population is to provide an indicator which will enable us to estimate future demands that will be placed on an area. The past population trends must be considered in order to project what the future population may be. Like past trends, future trends are also subjected to natural change, migration, and annexation. The credibility of these forecasts are therefore subjected to unpredictable variables which means that the population projection should be utilized as an indication rather than as an absolute measure of the future population. The projected population for Vance County, Vance County townships, and Region K until the year 2000 is provided in Table 3.

An examination of these population projections reveals a growth pattern in Region K and Vance County which is very similar to past growth trends. Henderson Township should continue to gain in population while the more rural townships will maintain or perhaps lose population. Henderson Township is expected to have a 30 percent increase in population between 1970 and 2000 which is the greatest projected increase in percentage and in absolute numbers throughout Vance County. The continued gain in population projected for the Henderson Township will largely result from the expected employment opportunities provided by expected industrial, commercial, and service expansion.

TABLE 3
PROJECTED POPULATION FOR REGION K AND VANCE COUNTY
BY TOWNSHIP FROM 1980 TO 2000

	1970	1980	1990	2000
REGION K	133,997	143,200	151,400	154,900
VANCE COUNTY	32,691	34,600	36,700	37,600
Dabney Twp	954	930	930	900
Henderson Twp	20,807	23,070	25,460	27,020
Kittrell Twp	2,913	2,870	2,850	2,730
Middleburg- Nutbush Twp	2,145	1,880	1,660	1,420
Sandy Creek Twp	2,513	2,590	2,650	2,620
Townsville Twp	1,530	1,510	1,480	1,400
Watkins Twp	409	370	330	290
Williamsboro Twp	1,420	1,390	1,330	1,230

SOURCE: North Carolina Department of Natural and Economic Resources,
Division of Environmental Management, Disaggregations of
State OBERS "E" Projections

Economy

One of the principal goals of a housing and land use element is to plan for the economic development of an area. The character and magnitude of the economic activity within an area generally determines the demand to be placed on housing and land related resources.

Vance County contains the Kerr-Tar Economic Development District's prime growth center which is for the most part located within the Henderson Township and centered in and around the City of Henderson. Since the Henderson area has been successful in the industrial development field by adding six new industries and thirteen expansions reflecting an increase of over 1,400 jobs, eight million dollars in added payrolls, and over nineteen million dollars in investments. The Henderson area's success has not only aided Vance County but has also had a beneficial economic impact on the entire economic development district. Some factors which enhance Henderson's industrial development potential are: (1) The presence of Interstate 85, (2) accessibility to a major north-south railroad route, (3) an abundant supply of water via the Henderson-Oxford-Soul City regional water system, (4) the availability of technical and vocational training at Vance-Granville Community College, and (5) available air transportation service at the Henderson-Oxford Airport. The Kerr-Tar Economic Development District's Overall Economic

Development Plan should be consulted for a more specific and a continual update of Vance County's position as a regional development center.

Employment Projections

The number of people working within an area provides an indication of the extent of economic activity occurring within an area, especially when comparisons are made with other areas with a similar economic base. Therefore, the employment projections for Region K have been provided in Table 4 to provide an indication of what Vance County's position will probably be. An inspection of this table indicates that Vance County is expected to maintain the lead in employment within the five-county area. The employment statistics provided in this table will be utilized later in formulating Vance County's land use and housing demand since the demand on land and housing should increase proportionally.

TABLE 4
EMPLOYMENT PROJECTIONS FOR REGION K, 1980 TO 2000

	<u>1975</u>	<u>1980</u>	<u>1990</u>	<u>2000</u>
Franklin	11,130	11,400	12,100	12,800
Granville	13,950	13,100	13,900	14,900
Person	10,880	11,900	13,100	14,000
Vance	14,996	13,900	15,200	16,500
Warren	4,770	5,700	5,900	6,200
Region	55,720	56,000	60,200	64,400

SOURCE: Projections, Series E, Population, BEA, April, 1976.

CHAPTER III

COUNTY OVERVIEW

Vance County's environment will directly influence the magnitude and type of development which will occur in the county. The purpose, therefore, is to provide a general description of the natural and man-made environment within Vance County, North Carolina. The natural environmental elements included are climate, geology, and minerals, soils, endangered species, woodland and animal life, surface and ground water, and air quality. The man-made environmental elements addressed are refuse disposal, transportation, recreation, scenic areas, archaeological sites, and water and sewer facilities. In specific cases, additional information will be referenced to existing elements. These elements should be fully explored to determine what specific development limitations are posed by each specific case.

Climate

The climate of Vance County is mainly determined by its position in temperate latitudes and is distinctly modified by the Appalachian Mountains on the northwest and by the Atlantic Ocean on the east and south. The mountain barrier at a distance of approximately 110 miles affords protection from cold winter outbreaks from the northwest; minor outbreaks of cool air moving southeastward from the Great Plains tend to be turned aside by this barrier, while the stronger movements of cold air are modified in crossing the mountains. The coldest weather is most likely to come from the north-northeast;

cold air from more easterly directions is tempered by the Atlantic Ocean. The inland waters of Vance County tend to limit extremes of temperature to a small extent. The temperature drops below freezing on an average of more than half the days of winter, but usually rises above the freezing point in the afternoons.

In the winter months, some snow can be expected. The average annual snowfall in Vance County is approximately 7.5 inches of snow and sleet combined. Individual snows are of small quantity and seldom exceed more than one to two inches. These snows generally remain on the ground for no more than two days.

Summer days are warm in Vance County, but nights cool rapidly, so that the early morning temperatures average below 68 degrees even at the hottest time of the year. Daytime heat is rarely extreme and temperatures of 100 degrees are scarce. They have been recorded in June, July, August and September, but several years may pass without any 100 degree weather.

Precipitation is usually adequate and well distributed throughout the year. The driest months of the year are October and November, while the heaviest months each average between three and four inches of rain or melted snow. Most winter precipitation comes as a result of moving low pressure storms, while summer rainfall is mainly the result of thundershowers. Autumn rainfall is sometimes increased by the movement of a tropical storm through the eastern part of the state or offshore waters, but the passage of such a storm near enough to Vance County to cause damaging winds is rare. For further information about the climate of Vance County, consult Climates of North

Carolina Research Stations, Hardy, Carney, and Marshall, North Carolina State University at Raleigh, North Carolina.

Geology

The type and structure of rocks underlying Vance County are of major importance in determining the uses that can be made of the land surface. Since the geological structure determines topography, the geology affects the patterns of settlement, transportation routes, and types of agriculture.

Vance County consists of three major rock groupings which are briefly described below.

- A. Paleozoic and Precambrian - comprised primarily of gneiss and schist.
- B. Paleozoic Granite Intrusives - These include granite, gabbro and some syenite.
- C. Paleozoic Volcanics - Comprised to metavolcanic and metasedimentary rocks of the Carolina Slate belt.

Minerals

Vance County was at one time an important mineral producer in North Carolina. In recent years, however, the output and value of mineral production has dropped. The following describes known mineral resources.

- A. Tungsten - Vance County was the second largest producer of tungsten in the United States until February, 1963, when the Hamme Mine near Townsville was closed due to the low price and decreased demand of tungsten.

B. Crushed Granite - The Greystone Quarry in Vance County is currently producing crushed granite for riprap, roadstone, and railroad ballast. Greystone Quarry is one of the best known in the state and records indicate that it has been in operation since 1886. Since it is adjacent to the Seaboard Coastline Railroad, the quarry is able to serve an area much wider than most granite quarries.

C. Lightweight Aggregate - There is currently no production of lightweight aggregate in Vance County. Geologists are of the opinion that a source of lightweight aggregate may be found in Vance County due to the geological structure in certain areas of the county. Extensive drilling and sampling would be required to determine the existing location of lightweight aggregates and feasibility studies would have to be conducted to determine if commercial production would be profitable.

For specific information, consult the Geological Report of Vance County, North Carolina, published by the North Carolina Department of Water Resources.

Soils

The soil survey pamphlet defines soil as, "the collection of natural bodies occupying portions of the earth's surface that support plants and that have properties due to the integrated effects of climate and living matter, acting upon parent material, as conditioned by relief, over periods of time." This definition indicates that the principle differences in soil occur as a result

of topography, climate, and geology.

The differences in soils are one determinant of the best use that can and should be made of the land. Improper uses of Vance County's land may have disastrous consequences for the property owner. Improper use of the land for farming purposes will inevitably result in low crop yields, small returns on the investment of time and money and may further deteriorate the condition and capability of the land.

The small homeowner may be beset by a myriad of problems such as faulty septic tank operations, an inadequate or polluted water supply, poor drainage, and construction problems if he neglects to investigate the properties of the soil on which he builds his home. Thus, it can be seen that technical considerations of soil properties and capabilities are of interest to all Vance County residents.

Generally, the following soil associations can be found in Vance County, North Carolina:

A. Cecil Association

Gently sloping to moderately steep, well drained soils with sandy loam to clay loam surfaces over firm red clay subsoils.

This association consists of fairly broad, moderately sloping ridges that break sharply to the drainageways. They have sandy loam to clay loam surface soils over firm, red clay subsoils derived from acidic rocks. The rest of the association consists of minor acreage of Appling, Vance,

Louisburg, and Georgeville soils.

The soils in this association are suited for the production of small grain, corn, alfalfa, soybeans, lespedza, tobacco and pasture. Erosion is the major hazard which can be severe. The soils are easily tilled, unless severely eroded, and respond well to lime, fertilizer and conservation practices.

B. Wilkes Association

Consists chiefly of shallow soils on rolling to steep topography. Most of the soils in this association are not suited or recommended for crops but some are grown on the smoother slopes within this association. The soil in this association is very susceptible to erosion and when cultivated, adequate conservation practices should be used. The soil in this area also has severe limitations for septic tank absorption fields, foundations for large buildings and road construction, due to the steepness of slopes and the shallow depth of the soil over rocks.

C. Appling-Durham Association

Consists chiefly of broad, smooth ridges on gentle to moderate slopes. The soils in this association are suited for the production of tobacco, corn, cotton, soybeans, lespedeza, small grain and pasture. They are easily tilled and respond well to lime and fertilizer. They are susceptible to erosion and conservation practice should be used to effectively control this hazard.

D. Appling-Louisburg Association

Consists of narrow ridges of gentle to moderate slopes with moderately steep side slopes to the major drainageways. The soil responds well to tobacco, cotton, soybeans and corn.

E. Appling - Vance - Louisburg Association

Consists of narrow ridges of gentle to moderate slopes that break rather sharply to drainageways. The chief crops here are tobacco, corn, cotton, soybeans, lespedeza, small grain and pasture.

F. Vance-Enon-Helena Association

Consists of fairly broad ridges of gentle to moderate slopes, and strongly sloping side slopes. The crops grown are generally tobacco, corn, cotton, small grain, lespedeza and pasture. Because of their slowly permeable subsoils, tillage operations are restricted somewhat after heavy rains.

G. Orange-Herndon Association

Consists chiefly of fairly broad ridges of gentle to moderate slopes, with narrow, steeper side slopes breaking to the drainageways. The soils have severe limitations for septic fields, foundations for buildings and road construction, due to their very slowly permeable clay subsoils. The crops grown in this association are generally corn, small grain, lespedeza, tobacco, and pasture.

H. Georgeville-Herndon Association

Consists chiefly of fairly broad ridges of moderate slopes that break rather sharply to the drainageways. The crops grown in this association are commonly corn, small grain,

lespedeza, tobacco and pasture. Because of their fine textured surfaces, these soils have a rather narrow moisture range over which they can be worked. The soils in this association have moderate limitations for septic fields and foundations for buildings and road construction.

The location of these soils and extent in the county is illustrated further in the Inventory and Evaluation of Soil and Water Resources in Vance County, North Carolina, 1970.

This inventory and evaluation should be consulted to determine soil competence and incapacibilities to withstand certain agricultural functions and necessary dwelling unit functions, i.e., septic tank suitability, shrink-swell capacity, and load capacity. The location of these soils is also illustrated further in Land Potential Study for Vance County, North Carolina.

Endangered Species

Specifically, the only biological species that is listed as endangered or threatened in Vance County is called "Lewis Heart Leaf." This species is scientifically classified as "Hexastylis lewisii (fern). The Lewis Heart Leaf is a stemless herb with evergreen. It has leathery leaves which are heart shaped, and rounded at the end. The flower is solitary, under leaves and litter, and has a tubular bell shape with long hairs inside the throat. It is gray-brown outside with purple inside and has five spreading lobes. The flowering occurs in the months of April and May. It is distributed meagerly in Vance County usually being found in pine forests and low swampy woodlands. This plant has been classified as threatened because of developmental expansion and other uses of the land where it occurs. For further information on this threatened species, see Endangered and Threatened Plants and Animals of North Carolina, 1977, published by the North Carolina State Museum of Natural History, Raleigh, North Carolina.

Woodland Area and Animal Life

Presently, Vance County has a total of 99,347 woodland acres. Categorically, the federal government owns 8,998 acres which accounts for 9.0 percent of the total acreage found with Vance County. The county and municipalities owns 74 acres which represents .07 percent acreage ownership. National paper companies (Butler Lumber, Union Camp, Champion Timber Company and Continental

Camp) collectively own 2,117 acres or 2.1 percent of Vance County's woodland area. Farmers own the majority of woodland area in Vance County and they account for 82,677 acres which when scaled represents 83.2 percent respectively. The remaining acres of 5,477 are owned by private citizens and accounts for 5.5 percent.

Vance County has four general types of trees. First, there is the Lob Short Pine which accounts for 57,173 acres or 57.5 percent of all trees listed. Secondly there is the Oak Hickory type which accounts for 25,836 acres or 26.0 of all listed trees. Third, there are 8,167 acres of Oak Pine followed by the Oak Gum variety which also represents 8,167 or 8.2 percent respectively. See Table 5.

There is a total of 1,900 game land acres within Vance County which have been specifically set aside for hunting and fishing purposes by state authority. The 1,900 designated areas are composed of two game land reservations located in Williamsboro and the Nutbush section of the county. Williamsboro game land accounts for 1,500 acres and the Nutbush game land accounts for 400 acres and within these lands, the following animals can be found--deer, rabbit, raccoon, squirrel, quail and waterfowl.

TABLE 5
Woodland, Acreage and Percent

<u>Owners</u>	<u>Acres</u>	<u>Percent</u>
Federal Government	8,998	9.0
County and Municipality	74	.07
Industrial (Paper Company)	2,117	2.1
Farmers	82,677	83.2
Private Citizens	5,477	5.5
Total acres	99,343	

Woodland - Tree Class, Acreage & Percent

<u>Tree Class</u>	<u>Acreage</u>	<u>Percent</u>
Lob Short Pine	57,173	57.5
Oak Hickory	25,836	26.0
Oak Pine	8,167	8.2
Oak Gum	8,167	8.2
Total	99,347	

SOURCE: N. C. Forest Service

Surface Water

A major part of Vance County's surface water was created by the construction of the Kerr Reservoir. The reservoir is one of a system developed for the regulation of the water resources in the Roanoke River Basin. The reservoir seeks to control excessive flows from the upper Roanoke River Basin, and thereby reduce flood heights at agricultural, municipal and industrial areas downstream of which Nutbush Creek is a primary entity. In conjunction, Vance County has the Tar River and the Roanoke River which are two additional surface water strongholds.

The Tar River flows through Vance County for a distance of approximately five miles on the southern tip of the county. The Tar River Basin extends from the Granville County line to a point just north of Henderson and then northeast in the direction of Middleburg, leaving the county at a point approximately two miles northeast of Middleburg. There are approximately 124 square miles of Vance County area in the Tar River Basin. The remainder of the county (145 square miles) lies in the Roanoke River Basin.

Ground Water

Vance County's ground water is principally of the calcium and sodium-bicarbonate type. This water is suitable for most domestic, municipal and industrial uses. Most of Vance County's ground water supplies are obtained from wells and springs, and generally contain rocks of the mica gneiss and metavolcanic class. Sampled mica gneiss indicated that these rocks yield a soft water, while the metabolcanic yield a harder type of water.

More specific information about ground and surface water in Vance County is contained in the Land Potential Study prepared by the Vance County Planning Board and Region K Water Resource Management Plan prepared by William F. Freeman Associates in 1974.

Air Quality

Presently, Vance County's air quality is well within the air quality standards set for North Carolina. Vance County's air quality data reveals 6 micrograms per cubic meter of SO_2 , 16 micrograms per cubic meter of NO_2 and 38 micrograms per cubic meter of particulants. The present standards for Region K are 80 micrograms, 1 cubic meter of sulfur dioxide (SO_2) and 100 micrograms per cubic meter of nitrogen dioxide (NO_2) computed from an annual arithmetic mean, and 60 micrograms per cubic meter of particulants computed on annual geometric means.

Recreational Facilities

At the current time, Vance County's residents and visitors have access to hundreds of miles of recreational shoreline. This shoreline accommodates camping, fishing, picnicing, nature study, boating, sailing and skiing. The shoreline consist of approximately 48,900 acres which lay north of Henderson, North Carolina and is called the Kerr Lake Reservoir Recreational Area. The Kerr Reservoir Recreational Area consist of eight parks: (1) Nutbridge Bridge Park, (2) Satterwhite Point Park, (3) Bullocksville Park, (4) Hibernia Park, (5) Henderson Point Park, (6) County Line Park, (7) Kimball Point Park, and (8) Townsville Landing. The remainder of Vance County's recreational facilities are not within the bonds of the Kerr Lake area but they too provide adequate recreational facilities. The remaining parks are: First, South Henderson Mini Park, which is a complete tot-lot adjacent to South Henderson ballfield. It experiences heavy usage during the summer months when children utilize the area while parents watch softball and baseball games. It is estimated that between 1,000 and 1,255 children made use of the playground facilities this past summer.

Secondly, there is Fox Pond Park which is maintained by the county but its area bounds are on city property. Fox Pond Park has six well built and well lighted tennis courts. There are an average of 90 persons per day that play tennis here during the spring and summer months. While picnic and tennis facilities are available, the majority of persons in attendance are interested

in watching Pee-Wee and Little League Baseball. These games usually have an average of 350 persons per game. The children's play areas are also utilized to their extent with the average daily attendance between 50-60 pre-school and school age children.

In addition to various other activities, there are county-wide tennis tournaments held for children, teenagers, and adults in both men's and women's divisions. Various tournaments held yearly are (1) the Easter Seals Tournament, (2) the Heart Fund Tournament, and (3) the Henderson-Vance County Tournament.

Refuse Disposal

Few counties in North Carolina are providing solid waste pickup and disposal service to county residents. In the past, refuse problems have been left to the county residents. In the outlying rural areas, drum-type incinerators and open pits have been used to dispose of solid wastes. Small, unauthorized dumps are located in many parts of the county. While this is not yet a major problem, continued unauthorized dumping could create health hazards as well as unsightly county landmarks. Private contractors operate in the urbanized areas of the county picking up solid waste on a fee basis. These contractors as well as the City of Henderson utilize the Vance County landfill on the Townsville Road. Vance County provides a full service trash collection system with 132 dumpster boxes, and maintains the Vance County landfill on Townsville Road which operates 5 1/2 days per week.

In essence, it is difficult to conceive of anything that detracts more from the beauty of a landscape than open solid waste dumping along the countryside. Apart from the general discomfort generated by open dumps, the economic loss suffered by adjacent real estate owners and the potential dangers to public health presents valid reasons for the elimination of these eyesores. For further information refer to: (1) Water and Sewer Planning Report for Vance County, 1968; (2) Community Facilities Plan for Vance County, North Carolina, 1967.

Archaeological Sites

Presently, there are five archaeological sites within Vance County. These five sites have been recognized and defined by the State Division of Archives and History, Department of Cultural Resources. The following is a list of known sites within Vance County, North Carolina.

1. Site Number 88: This site dates back to the Archaic Period (7000 B.C. to 1000 B.C.). The site is located in a field approximately .2 miles from the intersection of SR 1100 and SR 1101 on the east side of SR 1101.

2. Site Number 89: This is a prehistoric site located near the Townsville Landing, approximately 100 feet west of Kerr Reservoir, along the proposed road for the landing.

3. Site Number 144: This site is also from the Archaic Period and is located near Townsville Landing, approximately 1300 feet north of site number 89.

4. Site Number 146: This site is located near the Townsville Landing within the proposed parking lot area, approximately 3600 feet northeast of site 144. This site dates back to the Historical and Archaic Period.

5. Site Number 143: This is the only known Civil War Period site within Vance County. It is located near Townsville Landing, along the proposed road northwest of site 89. This site consists of Civil War entrenchments.

Water and Sewer

Vance County does not operate any water or sewer systems; however, there are several such systems within Vance County which are operated by units of government or by special associations. This section will briefly describe the type and location of water or sewer facilities within Vance County since the development of Vance County's residential, commercial, and industrial areas depend greatly on the availability of water and sewer facilities.

Water

The City of Henderson operates the largest water distribution system within Vance County and has extended its system to serve customers outside of its corporate limits. Map # 2 depicts the Henderson Water System as it presently exist. By referring to this map, it is evident that the unincorporated areas of North Henderson and South Henderson are largely served by the Henderson Water System

The City of Henderson derives its water supply from the regional water supply system presently serving Oxford, Henderson, and Soul City with future service anticipated for Middleburg, Norlina, and Warrenton. The regional water system shown on Map # 7 is supplied with water from a 10-million gallon per day water treatment plant located at John H. Kerr Reservoir on the east side of Anderson Creek Swamp. The regional water system

went into full operation during 1978 and should accommodate the water needs of its service area well into the future.

The Town of Middleburg is currently seeking assistance to install a water distribution system which will be connected to the regional water system. A water system to serve the Town of Middleburg is greatly needed since the private wells in the area have apparently been disrupted and contaminated.

The Town of Kittrell is the only other area in Vance County which has a water distribution system. The Kittrell Water Association owns and operates the system and derives their water from two wells yielding approximately 200 gallons per minute. The town also has a 100,000 gallon elevated storage tank which not only maintains adequate pressure but also provides extra water in case of fire or other emergency. The location of Kittrell's water distribution system is shown on Map # 3.

Sewer

Two areas in Vance County have been delineated under Section 201 of the U. S. Environmental Protection Act as wastewater planning areas. These areas are the Middleburg 201 Planning Area and the Greater Henderson 201 Planning Area. Planning for the Middleburg Area has not been initiated to date; however, the Henderson Area has a completed 201 Wastewater Facilities Plan. The Henderson Plan concludes with the following wastewater treatment proposal: Abandon the Red Bud Creek wastewater treatment plant; upgrade and expand the existing Nutbush plant to 3.7 million gallons per day

treatment capacity, with phosphorus removal and odor controls. Engineering plans and specifications are presently being prepared to be followed by construction to accommodate the proposal.

The Henderson Area is the only area in Vance County which has a wastewater collection system. Map #4 depicts the extent of this system. Map #4 also indicates those areas north and south of Henderson's city limits which are served by the Henderson wastewater collection system. Also, the bulk of the sewer service outside of Henderson's city limits is provided to industries.

The remaining areas in Vance County, which are rural in nature, primarily dispose of their wastewater with individual septic tanks. Since this means of disposal relies heavily on ground absorption, care should be taken to assure that soils are suitable for septic tank use. Due to the importance of this factor, the Vance-Granville Health Department issues permits to assure that the soil is suitable and that adequate sized septic tanks are installed.



treatment capacity, with phosphorus removal and odor controls. Engineering plans and specifications are presently being prepared to be followed by construction to accommodate the proposal.

The Henderson Area is the only area in Vance County which has a wastewater collection system. Map #4 depicts the extent of this system. Map #4 also indicates those areas north and south of Henderson's city limits which are served by the Henderson wastewater collection system. Also, the bulk of the sewer service outside of Henderson's city limits is provided to industries.

The remaining areas in Vance County, which are rural in nature, primarily dispose of their wastewater with individual septic tanks. Since this means of disposal relies heavily on ground absorption, care should be taken to assure that soils are suitable for septic tank use. Due to the importance of this factor, the Vance-Granville Health Department issues permits to assure that the soil is suitable and that adequate sized septic tanks are installed.

HENDERSON, N.C. & VICINITY



LEGEND	
10 or greater inch WATER LINE	—
8 inch WATER LINE	—
4 or 6 inch WATER LINE	—
2 or less inch WATER LINE	—
WATER STORAGE TANK	●



PREPARED BY THE KERN-TAR REGIONAL COUNCIL OF GOVERNMENTS

MAP NUMBER 2

HENDERSON WATER SYSTEM

THE PREPARATION OF THIS MAP WAS FINANCED IN PART THROUGH A COMPREHENSIVE PLANNING GRANT FROM THE DEPARTMENT OF NATURAL RESOURCES AND COMMUNITY DEVELOPMENT OF THE STATE OF NORTH CAROLINA.

DATE
DRAWN 1978





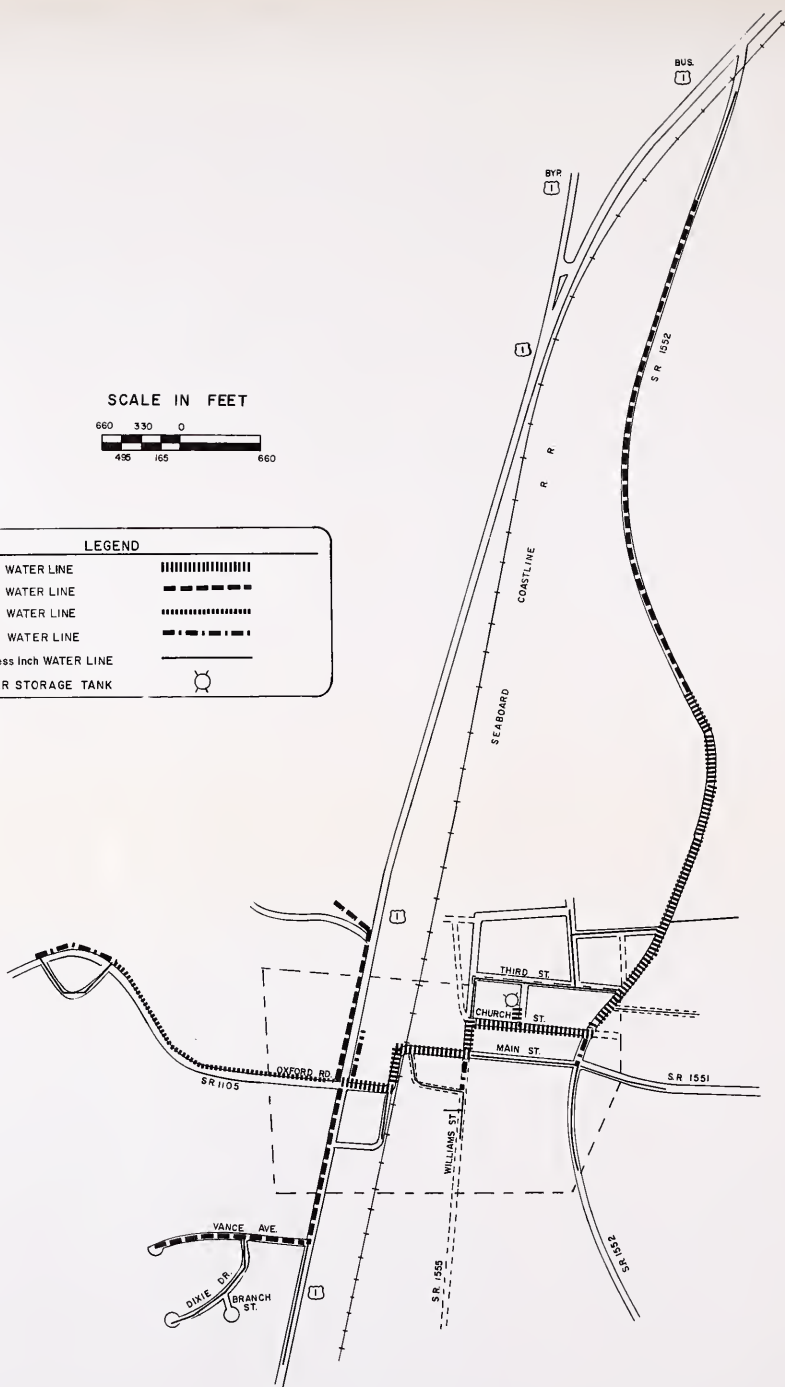


SCALE IN FEET



LEGEND

- 8 inch WATER LINE
- 6 inch WATER LINE
- 4 inch WATER LINE
- 3 inch WATER LINE
- 2 or less inch WATER LINE
- WATER STORAGE TANK



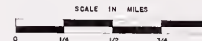
	PREPARED BY THE KERR-TAR REGIONAL COUNCIL OF GOVERNMENTS	MAP NUMBER 3
	<h2>KITTRELL WATER SYSTEM</h2>	
<small>THE PREPARATION OF THIS MAP WAS FINANCED IN PART THROUGH A COMPREHENSIVE PLANNING GRANT FROM THE DEPARTMENT OF NATURAL RESOURCES AND COMMUNITY DEVELOPMENT OF THE STATE OF NORTH CAROLINA.</small>		<small>DATE DRAWN: 1978</small>







HENDERSON, N. C. & VICINITY



LEGEND

SEWER LINES

TREATMENT PLANT



PREPARED BY THE KERR-TAR REGIONAL COUNCIL OF GOVERNMENTS

MAP NUMBER

HENDERSON SEWER SYSTEM

THE FORMATION OF THIS MAP WAS FINANCED IN PART THROUGH A LONG-TERM PLANNING GRANT FROM THE DEPARTMENT OF NATURAL RESOURCES AND COMMUNITY DEVELOPMENT OF THE STATE OF NORTH CAROLINA

DATE
DRAWN 1978



THE HISTORY OF THE

THE HISTORY OF THE

THE HISTORY OF THE

THE HISTORY OF THE

THE HISTORY OF THE

THE HISTORY OF THE

THE HISTORY OF THE

THE HISTORY OF THE

THE HISTORY OF THE

THE HISTORY OF THE

THE HISTORY OF THE

THE HISTORY OF THE

THE HISTORY OF THE

THE HISTORY OF THE

THE HISTORY OF THE

THE HISTORY OF THE

THE HISTORY OF THE

THE HISTORY OF THE

THE HISTORY OF THE

THE HISTORY OF THE

THE HISTORY OF THE

THE HISTORY OF THE

THE HISTORY OF THE

THE HISTORY OF THE

THE HISTORY OF THE

THE HISTORY OF THE

THE HISTORY OF THE

THE HISTORY OF THE

CHAPTER IV

LAND USE ELEMENT

This element presents a land use plan to serve Vance County as a guide for federal, state, and local governmental decision making on all matters relating to the use of the land within Vance County until the year 2000. The Vance County Land Use Element will also facilitate the coordination of local, state, substate, and federal land use policies and plans. This plan has been prepared in coordination with the previously HUD certified Region K Land Use Element adopted by the Kerr-Tar Regional Council of Governments in May of 1978.

The land use element will assess the existing use of Vance County's land and provide relevant existing land use data. Vance County's existing land use will then be weighed against the region's projected population to provide an indication of what the region's future land use needs will be in terms of acreage. The completed acreages will then be allocated by geographical area according to present and expected development trends and will indicate approximately where the county's predominate growth will take place. In addition, those areas in which development will be discouraged or conservation areas will be depicted. Once these areas have been determined, land use goals will be established to indicate the type and intensity of growth desired in Vance County. Following the establishment of the land use goals, specific objectives will be devised to provide an incremental method of attaining the established goals. Specific land use policies and programs will then be formulated to provide the framework from which to implement and accomplish

the objectives and in turn attain the land use goals.

Existing Land Use

The purpose of this section is to generally identify how the land in Vance County is currently being used. The following types of land use will be analyzed and grouped into broad land use categories. The broad land use categories used in this section and in the following section on future land use will comply with the categories suggested in the Land Use Classification System proposed for the State of North Carolina by the North Carolina Land Policy Council. The use of the state land use classification by Vance County, other counties, and lead regional organizations throughout North Carolina will enable the entire state to be classified in a synonymous and in a simultaneous manner with minimal expense and effort at the state level.

Types of Land Use

The land use in Vance County will be identified according to the following types of land use defined below:

- (1) Residential - The residential area is one in which single-family and multi-family dwelling units and their accessory buildings are located.
- (2) Commercial - This area includes land with or without structures, including off-street parking lots where goods are distributed and personal services are provided. Retail sales in these commercial areas include both major and day-to-day purchase

needs of customers. Personal and business services include such land uses as professionals' offices, beauticians' and barber's shops.

- (3) Industrial - These are land areas with or without buildings, where semi-finished or rough material is further processed, fabricated, or manufactured. Storage facilities such as warehouses are also considered to occupy industrial land.
- (4) Public and Semi-Public - Public land consists of areas occupied by educational, recreational, and government facilities or land which is owned by federal, state, or local units of government. Semi-public areas include land which is occupied by privately owned uses that are generally open to public usage, such as churches, cemeteries, lodge halls, and similar uses.
- (5) Transportation - This category includes lands occupied by streets, highways and railroads, including their rights-of-way, and major utility rights-of-way such as those occupied by transmission lines and gas lines.
- (6) Other Land - This includes other land in farms such as farm roads, feed lots, etc., vacant land, public and semi-public lands (excluding federal lands), and other lands which may be undefined. Also included are water areas, forest, agricultural and federal lands.

TABLE 6

VANCE COUNTY EXISTING LAND USE - 1977

PLACE	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PUBLIC & SEMI-PUBLIC	TRANSPORTATION	OTHER	TOTAL
Vance County	6,790	310.6	1,196	3,203	5,538	155,122.4	172,160
Dabney Twp	220	45	12	106	568	9,993	10,944
Henderson Twp	4,192	231	914	667	1,959	11,237	19,200
Kittrell Twp	526	7	5	335	806	30,705	32,384
Middleburg- Nutbush Twp	516	7	-	918	791	26,824	29,056
Sandy Creek Twp	665	9	4	41	491	20,614	21,824
Townsville Twp	259	5	261	697	290	23,640	25,152
Watkins Twp	87	0.6	-	27	281	6,324.4	6,720
Williamsboro Twp	325	6	-	412	352	25,785	26,880
City of Henderson	1,617	159	94	211	823	350	3,254
Vance Co. Zoning Area	1,033	112	652	546	255	10,802	13,400
Town of Kittrell	35	4	0.8	4	24	46.2	114
Town of Middleburg	30	3	-	7	48	415	503

SOURCE: Kerr-Tar Regional Council of Governments, 1977.

The amount of land in acres occupied by the previously defined land use types is provided for Vance County in Table 6. The residential acres were computed by multiplying the number of households in urban areas by 12,500 square feet and by multiplying the number of households in rural areas by 30,000 square feet. Once the total number of square feet was determined, it was converted into acres. The number of households for rural and urban areas was obtained from the Structural Quality Information provided in the Vance County Housing Element. The amount of land occupied by commercial and industrial uses was obtained directly from aerial photographs at a scale of 1 inch to 660 feet supplied by the U. S. Soil Conservation and Stabilization Service. Transportation acres were calculated by multiplying the miles of a particular facility times an average right-of-way predetermined for each facility type. Total acres were obtained from the North Carolina State Government Statistical Abstract, Third Edition published by the North Carolina Department of Administration, Division of State Budget and Management, in 1976.

The Henderson Land Use Plan published by the City of Henderson, N. C., was used in computing acreage within the City of Henderson and adjacent areas.

A review of Table 6 indicates that Vance County's developed land is primarily contained within Henderson Township. Henderson Township which contains only 11.2 percent of Vance County's total area has 41.47 percent of the developed land within Vance County. More specifically, Henderson Township accounts for 61.7 percent of

the residential land, 74.4 percent of the commercial land, 76.4 percent of the industrial land, 20.8 percent of the public and semi-public lands, and 35.7 percent of the county's transportation lands. The remaining townships in Vance County are for the most part rural in nature ranging from Dabney Township with 8.7 percent developed land to Williamsboro with 4.1 percent developed land. The township with the least amount of developed land is Watkins Township with approximately 395 acres being developed. Table also provides existing land use data for the municipal and urbanized areas within Vance County. The Vance County Zoning Area extends approximately 1.5 miles from the city limits of Henderson and encompasses the unincorporated areas of North and South Henderson. Next to the City of Henderson which accounts for 17 percent of Vance County's developed land is the Vance County Zoning Area which accounts for 15 percent. The Town of Middleburg has 0.5 percent and the Town of Kittrell has 0.4 percent of Vance County's developed land.

Maps 5 and 6 display the general location of Vance County's various types of existing land use. Map 5 indicates the dotted roadside development pattern which prevails throughout Vance County's rural areas. This pattern of development has primarily resulted because of the various residences which have been established in conjunction with the farming activities occurring throughout the rural areas. Various spots of fairly dense development are also noticeable and these areas are primarily small communities which have been established to provide commercial and social

services to their hinterlands. Good examples of these type of areas are the communities of Townsville and Williamsboro which in addition to serving the farming areas also cater to people using the various recreational facilities located near Kerr Reservoir. Map 6 shows the existing types of land use which have developed within the City of Henderson and the surrounding Vance County Zoning Area. This map clearly displays the very dense development pattern occurring within Henderson and the relatively dense corridors of development extending away from the city within the outlying Vance County Zoning Area. The prime modes of commercial development can be found: (1) within the center of Henderson or the Henderson central business district, and (2) along the four interchanges serving Interstate 85. The major industrial areas are found: (1) south and southeast of Henderson along US 1 Business and US 1 Bypass, (2) north of Henderson bordering the railroad, and (3) northwest of Henderson near Interstate 85. Henderson's prime residential areas are for the most part located west and southwest of the central business district extending into the Vance County Zoning Area. Other residential areas in the Henderson vicinity have been established near the older manufacturing areas north and south of Henderson.

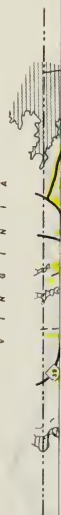
Public and semi-public land uses are located throughout Vance County. Some of the more prominate areas are: (1) the various recreational facilities, public use areas, and parks around Kerr Reservoir and Island Creek which are owned or leased by the U. S. Army Corps of Engineers. Most of these areas are

operated by the State of North Carolina with the remainder being operated either by the Corps or by private concessionaires; (2) public and private school facilities; (3) churches; (4) cemeteries; (5) government buildings and facilities which are primarily located in the Henderson central business district; (6) hospital and health related facilities which are primarily located near the Ruin Creek Road between Interstate 85 and US 158 Bypass; (7) city and county operated parks such as Fox Pond Park and South Henderson sports field located southeast of Henderson; (8) private country clubs and other facilities.

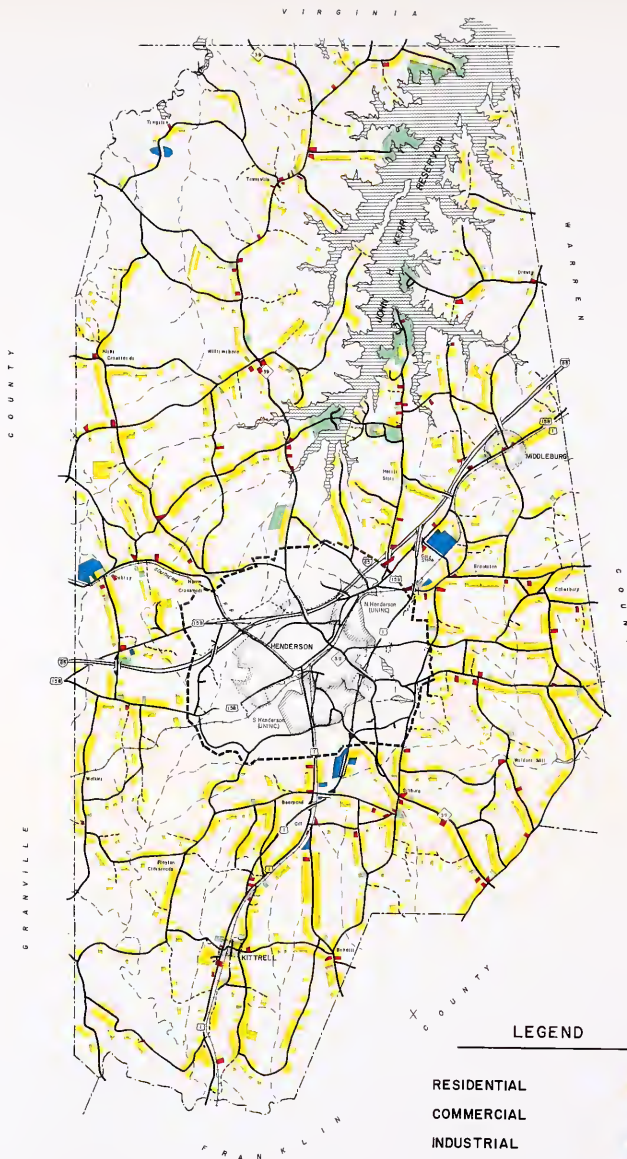
Existing Land Use Problems

Most of the land use problems in Vance County have occurred either within the City of Henderson or outside of Henderson in the Vance County Zoning Area. One of the most visible problems has been the mixture of conflicting land use types such as a heavy manufacturing use of the land being located adjacent to or within major residential areas. One prime example of this phenomenon may be found in south Henderson where residences actually outline a large scrap metal yard like a border fence. Another land use problem is sprawling development, especially commercial development, occurring along major highways. Other problems which have occurred in the Henderson area are the unavailability of water and sewer facilities in densely developed areas, deterioration of large but well defined neighborhoods, and the development of large traffic generators with little regard to accessibility and egress.

In the rural areas of Vance County many of the land use problems have occurred because of the absence of proper soil stabilization and conservation practices, the lack of control over the types and location of new development in association with existing land uses or environmentally sensitive areas.



In the rural areas of Vance County many of the land use problems have occurred because of the absence of proper soil stabilization and conservation practices, the lack of control over the types and location of new development in association with existing land uses or environmentally sensitive areas.



LEGEND

RESIDENTIAL	
COMMERCIAL	
INDUSTRIAL	
PUBLIC & SEMI-PUBLIC	
UNDEVELOPED	

	PREPARED BY THE KERR-TAR REGIONAL COUNCIL OF GOVERNMENTS	MAP NUMBER 5
	<h2>VANCE COUNTY EXISTING LAND USE</h2>	
THE PREPARATION OF THIS MAP WAS FINANCED IN PART THROUGH A COMPREHENSIVE PLANNING GRANT FROM THE DEPARTMENT OF NATURAL RESOURCES AND COMMUNITY DEVELOPMENT OF THE STATE OF NORTH CAROLINA.		SCALE IN MILES  DATE DRAWN: 1978

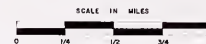


27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100



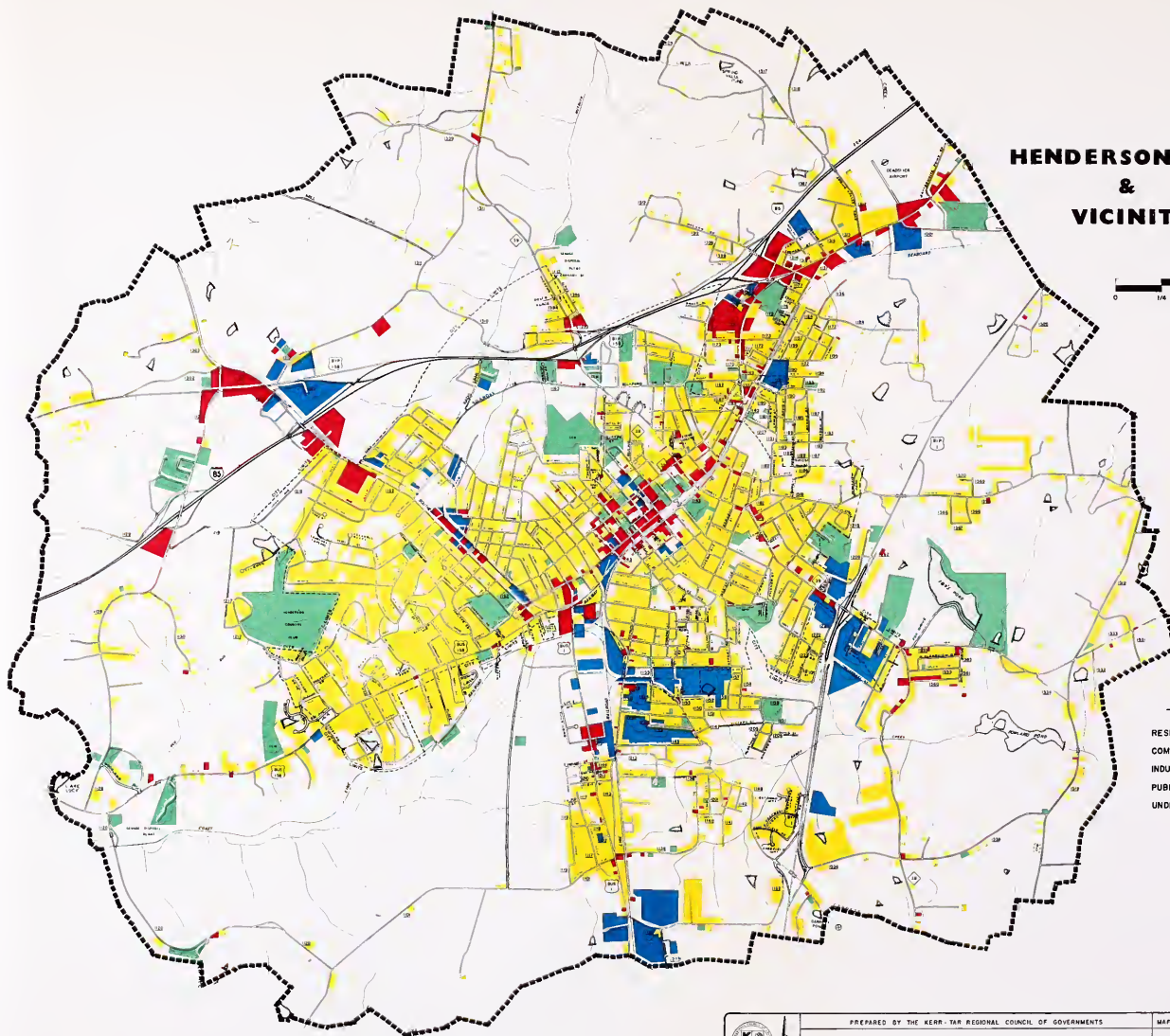


HENDERSON, N.C. & VICINITY



LEGEND

- RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- PUBLIC & SEMI-PUBLIC
- UNDEVELOPED





Future Land Use

The number of people living in Vance County is expected to substantially increase from its present or 1976 population of 33,800 people to approximately 37,600 people by the year 2000. In order to accommodate this expected increase in population, additional land will be required to meet the expected increase in residential, commercial, industrial, and public and semi-public land use needs. It is the purpose of this chapter to indicate how much land will be needed to meet future demands and to generally indicate where the bulk of this demand will occur.

The previous section on existing land use determined how much land is currently being used and indicated the general location of each type of land use, whether it be residential, commercial, industrial, or semi-public land use. This section will utilize the information provided in the previous section in conjunction with the housing, population, and economic information provided in the other chapters to formulate future land use needs. Following the establishment of Vance County's land use needs, a determination will be made as to where the county's predominate growth should and should not take place. This determination will be presented in map form according to a land use classification system.

Projected Land Use Needs

The projected land use needs from 1977 to the year 2000 were calculated according to the year 2000 population and economic

projections for Vance County, its townships and other localities. Residential land use needs were forecast by multiplying an existing acres per person factor for each area times the projected population increase for each locality. Transportation land use needs and public and semi-public land use needs were obtained in a similar fashion except an itemized factor of acres per person was used. Commercial and industrial land use needs were calculated by determining the existing number of commercial or industrial workers per acre and multiplying that factor times the projected number of commercial or industrial workers projected to work in a particular area by the year 2000. Mining and quarry operations were extracted and re-entered into the industrial projections due to their relatively low employment per acre factor. Also the projections and amount of land use by category will differ from those figures provided in the Region K Land Use Element due to the more refined and detailed acreage calculations which were made. The results of these calculations are provided in Tables 7 through 12. The types of land use needs provided in these tables relate to the intensive use of the land, that is, uses which generate a fair amount of construction. Non-intensive land uses such as agriculture and forest uses were not calculated since population needs for these uses are difficult to ascertain and since the non-intensive uses of the land will usually be reduced to make way for intensive uses of the land.

Tables 7 through 12 clearly indicate that Vance County's anticipated development will occur within the Henderson Township. This will occur due to the township population projections which

also indicate that Vance County will experience a population gain in the Henderson Township and probably maintain or lose population in the remaining township. Of course it must be remembered that the projected land use information is based on population projection and is, therefore, subjected to the same variables that the population projections are. Because many townships will probably lose population, the demand for particular land uses such as residential land use will likewise decrease. These losses will be absorbed by the urban gain and will go unnoticed insofar as the county totals are concerned. For example, Watkins Township is expected to need 10 less residential acres in 1985 than what it presently requires. Henderson Township is expected to need an additional 685 residential acres which is greater than the county-wide residential need of 579 acres.

Table 7 summarizes Tables 8 through 12 by giving the additional number of acres per category which are needed by Vance County to meet their expected population gain. Residential land use will require the greatest percentage of land in 1985 and 2000 through its projected need of 48 percent of the 1985 land use requirement and 43.2 percent of the year 2000 land use demand.

Transportation needs will account for the next greatest amount of land by requiring 29 percent in 1985 and 30 percent in 2000. Industrial, public and semi-public land use followed by commercial land use needs will account for the remaining intensive land use demands.

TABLE 7

Vance County

Summary of Projected Intensive Land Use Needs (1977-2000)

Type	1977 Acres	1985		2000	
		Acres	Acres Needed	Acres	Acres Needed
Residential	6790	7369	579	7750	381
Commercial	310.6	338.6	28	374	35.4
Industrial	1196	1313	117	1468	155
Public & Semi Public	3203	3289	86	3375	86
Transportation	5538	5883	345	6143	260
Total	17,037.6	18,192.6	1,155	19,110	917.4

SOURCE: Kerr-Tar Regional Council of Governments, 1977

TABLE 8

Projected Residential Land Use in Acres

Place	1977 Acres	Acres/Person	1985 Acres	2000 Acres
Vance County	6790	.208	7369	7750
Dabney Twp.	220	.231	215	208
Henderson Twp.	4192	.201	4877	5431
Kittrell Twp.	526	.181	518	494
Middleburg-Nutbush Twp	516	.241	426	371
Sandy Creek Twp.	665	.265	694	694
Townsville Twp.	259	.169	252	237
Watkins Twp.	87	.213	75	62
Williamsboro Twp.	325	.229	312	282

SOURCE: Kerr-Tar Regional Council of Governments

TABLE 9

Projected Commercial Land Use in Acres

Place	1977 Acres	Acres/Person	1985 Acres	2000 Acres
Vance County	310.6	.0095	338.6	374
Dabney Twp	45	.0472	61	68
Henderson Twp	231	.0100	243	270
Kittrell Twp	7	.0024	7	7
Middleburg-Nutbush Twp	7	.0033	7	7
Sandy Creek Twp	9	.0036	9	10
Townsville Twp	5	.0033	5	5
Watkins Twp	0.6	.0015	0.6	0.6
Williamsboro Twp	6	.0042	6	6

SOURCE: Kerr-Tar Regional Council of Governments

TABLE 10

Projected Industrial Land Use in Acres

Place	1977 Acres	Acres/Person	1985 Acres	2000 Acres
Vance County	1196	.0366	1313	1468
Dabney Twp	12	.0126	12	12
Henderson Twp	914	.0439	1031	1186
Kittrell Twp	5	.0017	5	5
Middleburg-Nutbush Twp	-	-	-	-
Sandy Creek Twp	4	.0016	4	4
Townsville Twp	261	.1706	261	261
Watkins Twp	-	-	-	-
Williamsboro Twp	-	-	-	-

SOURCE: Kerr-Tar Regional Council of Governments

TABLE 11

Projected Public and Semi-Public Land Use in Acres

Place	1977 Acres	Acres/Person	1985 Acres	2000 Acres
Vance County	3203	.098	3289	3375
Dabney Twp	106	.111	106	106
Henderson Twp	667	.031	752	838
Kittrell Twp	335	.115	335	335
Middleburg-Nutbush Twp	918	.428	918	918
Sandy Creek Twp	41	.016	42	42
Townsville Twp	697	.456	697	697
Watkins Twp	27	.066	27	27
Williamsboro Twp	412	.290	412	412

SOURCE: Kerr-Tar Regional Council of Governments

TABLE 12

Projected Transportation Land Use in Acres

Place	1977 Acres	Acres/Person	1985 Acres	2000 Acres
Vance County	5538	.1694	5883	6143
Dabney Twp	568	.5954	568	568
Henderson Twp	1959	.0941	2283	2543
Kittrell Twp	806	.2767	806	806
Middleburg-Nutbush Twp	791	.3688	791	791
Sandy Creek Twp	491	.1954	512	512
Townsville Twp	290	.1895	290	290
Watkins Twp	281	.6870	281	281
Williamsboro Twp	352	.2479	352	352

SOURCE: Kerr-Tar Regional Council of Governments

The information provided by Tables 7 through 12 will be used as the basis for determining the amount of land required under Vance County's future transition areas. The transition areas will for all practical purposes indicate the primary areas of Vance County which will be required to accommodate the county's future population. The transition areas and other classifications of land will be explained in the following subsection.

Land Use Classification

The existing and expected use of Vance County's land will be planned for according to a land use classification. As explained earlier, the land use classification used in this plan or land use element will be structured according to the land use classification system proposed by the North Carolina Land Policy Council. This land use classification consists of five classes which are the developed, transition, community, rural, and conservation areas. Each of these classes are defined and described as follows:

Developed

This class provides for the continued intensive development and redevelopment of existing cities to meet the housing, employment, investment, public service, and cultural needs of the residents. The areas to be included are currently developed lands for urban purposes at or approaching a density of 2,000 persons per square mile. The area must be provided with the usual public services such as public water, sewer, recreational facilities, police and fire protection. Also this class includes those lands occupied by the county's major industries and commercial establishments.

Map 7, entitled "Vance County's Land Use Plan - Year 2000," depicts those areas within the county which have been classified as developed. This class of land is located primarily in the City of Henderson with some developed land occurring in the unincorporated areas of North Henderson and South Henderson. The Henderson developed area contains in excess of 3,600 acres and is the largest of the developed areas within the substate Region K. The developed land also accounts for approximately 2 percent of Vance County's total area.

Transition

This class provides for intensive urban development anticipated to occur within the near future. Transition includes areas which are suitable for and which will be scheduled for the provision of public utilities and services such as water and sewer service. The transition class is divided into several subclasses which are the existing transition area, the 1985 transition area, and the year 2000 transition area. The existing transition areas are those areas which either have a population density of 2,000 persons per square mile, water facilities, or sewer facilities but in no case contains all three characteristics. The 1985 transition areas are those areas which are expected to have a population density of 2,000 persons per square mile, and full urban services by the year 1985. The 1985 class will include existing transition areas. The year 2000 transition class includes those areas which are expected to have a population density of 2,000 persons per

square mile and full urban services by the year 2000. The transition areas also includes those lands which are expected to accommodate the county's major commercial and industrial growth.

Approximately 2,132 acres have been allotted to Vance County's total transition classification. The existing transition lands account for approximately 1,097 acres or 51 percent of the total transition classification. These lands which are included under the total 1985 transition classification border the lands which have been classified as developed. For the most part the existing transition areas are found in the unincorporated areas of North Henderson or South Henderson and have been classified as such because they usually possess the required 2,000 persons per square mile but lack all the basic community facilities such as water and sewer.

The 1985 transition areas which include the existing transition areas previously mentioned account for over 70 percent of the total transition classification. Approximately 415 acres of the total 1,512 acres of 1985 transition area is that additional area which is projected to be needed to accommodate Vance County's expected 1985 population. The majority of this area is located west of Henderson between US 158 Bypass and US 158 Business and should accommodate most of Vance County's commercial and residential land use needs until the year 2000. The other primary projected 1985 transition area is located south of Henderson between US 1 Bypass and US 1 Business and should satisfy a major portion of Vance County's industrial land use needs until the year 1985. The projected 1985 transition classification will require approximately 192 acres for

residential development, 18 for commercial, 102 for industrial and 104 acres for transportation land use needs.

The remaining 30 percent or 62 acres of the transition classification belong to the year 2000 transition zone. This is the land classification which will support the additional land use needs of Vance County until the year 2000 with full urban services. This classification is shown separately from the 1985 transition classification on Map 7. For the most part these areas are shown as extensions to the 1985 transition areas and indicates the anticipated direction of development in Vance County. The year 2000 transition area will require approximately 287 acres of residential land, 26 acres commercial, 152 acres industrial, and 155 acres of transportation land. Like the 1985 transition area, most of the residential development will probably occur west of Henderson with industrial development occurring near South Henderson and near the Southern Railway running north of US 158 Bypass. Commercial development will in all probability continue to take place north of Henderson along US 1 and west of Henderson along US 158 Bypass.

Community

This class provides for clustered land uses to help meet housing, shopping, employment, and public service needs within the rural areas of the county. Communities are those areas within the county characterized by a mixture of land uses, including at least residential and commercial development. They are identified

by the county as necessary to help meet housing needs and limited commercial development over the planning period, and as being suitable and appropriate for clustered rural development not requiring municipal sewer service. The community classed land in Vance County is located in the Town of Kittrell with 152 acres of community classed land and Middleburg with 128 acres, and the community of Townsville with 81 acres. Kittrell is the largest of the three community areas and is the only community which has a water system. Middleburg is in the process of seeking assistance to install both a water and sewer system and will probably do so before the end of the planning period. All three communities do have a post office and a school. Townsville and Kittrell also provide fire fighting service. Refer to Map 7 for the location of the community classed land within Vance County.

Rural

This class provides for agriculture, forest management, mineral extraction and other low intensity uses on large sites including residences where urban services are not required and where natural resources will not be unduly impaired. These areas will also encourage the preservation of scenic resources and guard against the premature or unreasonable alteration of irreplaceable, limited, or significant natural, scenic, historic or other resources not otherwise classified.

The areas included are lands identified as appropriate locations for natural resource management and allied uses; lands with high potential for commercial agriculture, forestry or mineral extraction;

lands with one or more limitations that would make development costly and hazardous. It will also include lands containing irreplaceable, limited, or significant natural, recreational, or scenic resources not otherwise classified.

The rural classed lands occupy the major portion, 145,000 acres or 84 percent, of Vance County's total area. This category does of course exclude large water bodies such as Kerr Reservoir and the federally owned conservation lands surrounding the reservoir. Three primary uses within the rural classification account for 94 percent of the total rural area and are: forest lands which occupy approximately 85,500 acres, agriculture which occupies 50,000 acres and mining and mineral extraction which occupy about 420 acres. The remaining acreage is occupied by residential, commercial, industrial, and public and semi-public land uses. The rural classed lands adjacent to the developed and transition lands will be reduced in acreage in the future to accommodate the county's future land development needs. The total rural classed lands will therefore continue to be reduced in size as development continues in Vance County.

Conservation

This class provides for effective long-term management of certain large tracts of land, consistent with their significant, limited or irreplaceable natural, recreational, productive or scenic resources with the intent that they will not be identified as transition lands in the immediate future.

This includes lands that contain: major wetlands; essentially undeveloped shorelands that are unique, fragile, or hazardous for development; necessary wildlife habitat or areas that have a high probability for providing necessary habitat conditions; publicly owned water-supply watersheds and aquifers; and forest lands of several hundred to several thousand acres that are undeveloped for commercial purposes. This class generally lacks improved public road access and has one or more physical limitation that would make development unnecessarily costly or lead to undesirable consequences during or following development. It can contain a public water-supply watershed or have a high probability of providing significant recharge to groundwater or can contain irreplaceable, limited, or significant natural, scenic, productive or recreational resources.

Vance County's conservation areas are for the most part located in conjunction with major water supply areas or major streams. The areas which have been designated as conservation areas are shown on Map 7 and are described as follows:

(1) John H. Kerr Reservoir

This reservoir is located in northern Vance County and also extends into northeastern Granville County and northwestern Warren County. Also included is the Island Creek Reservoir which joins Kerr Reservoir. Kerr Reservoir accounts for more than 12,000 acres in Vance County with an additional 8,000 acres of protective shoreline. Both the lake and its shores up to the 320-foot contour line are controlled by the U. S. Army Corps

of Engineers. Development is restricted to occur above the 320-foot contour line since the reservoir's maximum designed water level will reach that elevation. Kerr Reservoir is also considered within the conservation classification since it served as a water supply for the regional water system which provides water for Soul City, Henderson, and Oxford. The surrounding lands then serve as a major watershed, holding pool, game preserve, public use area, and as a major parks and recreation area.

(2) Fox Pond

Fox Pond is located east of Henderson and serves the city and county as a major recreational facility as well as providing the city with a backup supply of water. This area should therefore be preserved to protect the park lands and water shed area, and to provide for future park development or expansion.

(3) Tar River

The Tar River runs along the southern border of Vance County and is placed in the conservation class for the following reasons:

- a. To protect Louisburg's water source from pollutants,
- b. to preserve the upper Tar River from NC 96 in Granville County to Louisburg in Franklin County as an area which has natural, scenic, and recreational qualities, and
- c. to prevent the occurrence of development in the

flood plain as identified by the U. S. Corps of Engineers.

(4) Flood Hazard Areas

Areas in Vance county which have been identified by HUD as being flood hazard areas will be placed in the conservation class to restrict the development of land which is exposed to flood damage and to guide the development of proposed construction away from locations which are threatened by flood hazard. The only flood hazard areas which have been identified in Vance County are located within the City of Henderson.

(5) Historical, Archaeological Sites

All historical, archaeological and architectural resources in Vance County which have been identified in the National Register of Historic Properties are eligible for inclusion in the National Register, or have been identified in the Historic and Architectural Resources of the Tar-Neuse River Basin, Apperdix for Region K are placed within the conservation land use classification. These sites are too numerous to be shown on Map 7 but are nonetheless considered within the conservation classification.



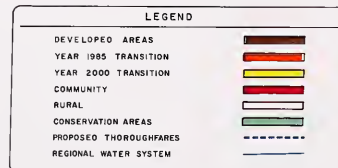
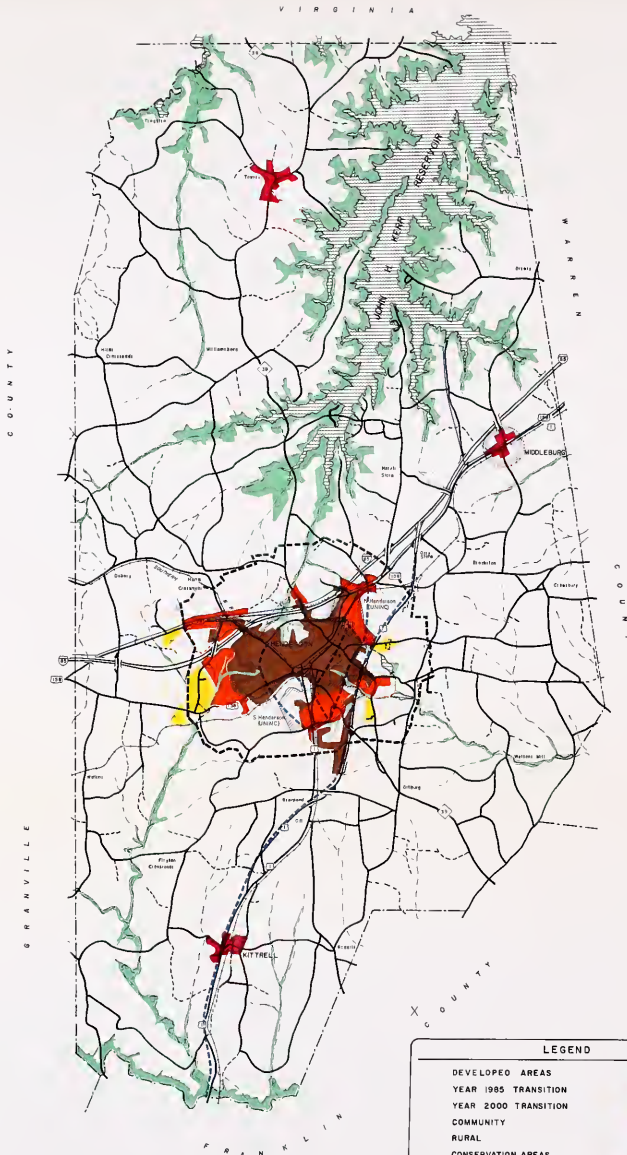
flood plain as identified by the U. S. Corps of Engineers.

(4) Flood Hazard Areas

Areas in Vance county which have been identified by HUD as being flood hazard areas will be placed in the conservation class to restrict the development of land which is exposed to flood damage and to guide the development of proposed construction away from locations which are threatened by flood hazard. The only flood hazard areas which have been identified in Vance County are located within the City of Henderson.

(5) Historical, Archaeological Sites

All historical, archaeological and architectural resources in Vance County which have been identified in the National Register of Historic Properties are eligible for inclusion in the National Register, or have been identified in the Historic and Architectural Resources of the Tar-Neuse River Basin, Appendix for Region K are placed within the conservation land use classification. These sites are too numerous to be shown on Map 7 but are nonetheless considered within the conservation classification.



PREPARED BY THE KERR-TAR REGIONAL COUNCIL OF GOVERNMENTS

MAP NUMBER 7

VANCE COUNTY LAND USE PLAN - YEAR 2000



THE PREPARATION OF THIS MAP WAS FINANCED IN PART THROUGH A COMPREHENSIVE PLANNING GRANT FROM THE DEPARTMENT OF NATURAL RESOURCES AND COMMUNITY DEVELOPMENT OF THE STATE OF NORTH CAROLINA.

DATE
DRAWN: 1978



Land-Use Policies Plan

Land use planning policies are necessary to determine the direction of the planning program and provide the impetus to plan effectuations. The policies include statements of broad goals and objectives, and annual objectives that shape a land use plan. Many policies cannot be expressed in graphic form, but are essential in the realization of planning accomplishments. Because these policies represent much of the reasoning behind the plan, they must be an integral part of a comprehensive report.

A primary function of this chapter is to encourage the development of Vance County to occur within the framework of the county land classification system developed in the previous sections and shown on Map 7. County policies designed to guide the accomplishment of land use objectives and the attainment of county land use goals developed within the framework of the land classification system will insure the desired timing, intensity, and location of land development within the county. Thus, the information contained in this chapter in combination with the land use classification system will result in a guide which will indicate where growth should or should not take place within Vance County.

Initially, this chapter will present broad land use goals under which will be a set of objectives designed to attain the goals. These goals and objectives will pertain to land use types

previously described. Following the statement of the goals and objectives, a county land use policy will be introduced to guide the location, type, and intensity of land use types according to the land classification system.

Before stating the goals, objectives, and policies of Vance County, a definition of each of these terms is provided as follows:

- 1) GOAL: A community's goal is designed to be a devised end result of accomplishment of an implemented program or activity.
- 2) OBJECTIVE: A planning objective is designed to be a specific course of action which will result in the accomplishment of a goal.
- 3) POLICY: A policy is a legislative, executive, or administrative statement of intent and the action to be taken in accomplishing an objective and thus attaining a goal.

Goals and Objectives

RESIDENTIAL

- A. TO PROVIDE A SUFFICIENT AMOUNT OF STANDARD HOUSING FOR ALL COUNTY RESIDENTS.
 1. By providing sufficient land areas suitable for new residential growth.
 2. By encouraging experimentation in planning, financing and construction methods to help reduce the cost of living.
 3. By coordinating efforts of private and public developers to accommodate county housing needs.
 4. By encouraging private and public development of a variety of housing types in suitable locations for all income, age, and minority groups.
 5. By encouraging innovation in programs administered by public housing authorities.
 6. By recognizing the importance of mobile homes and prefabricated construction as significant elements in providing low-income housing.
 7. By encouraging Planned Unit Developments with a reasonable mixture of acceptable land uses.
- B. TO PRESERVE AND IMPROVE THE CHARACTER OF RESIDENTIAL AREAS WITHIN THE COUNTY, AND HALT THE SPREAD OF FURTHER DETERIORATION AND BLIGHT.
 1. By encouraging the adoption and enforcement of uniform building codes, housing codes, and other regulations designed to safeguard minimum structural standards and encourage continued maintenance.
 2. By encouraging the adoption, enforcement, and updating of local subdivision regulations and development codes designed to safeguard minimum property and development standards.
 3. By improving the quality of existing housing and maintaining a high standard for new construction.
 4. By identifying problems related to flooding and storm drainage.
 5. By buffering existing residential areas from incompatible uses and activities.

6. By discouraging nonlocal traffic from passing through residential neighborhoods.
 7. By discouraging the future development of residential lots fronting directly upon major highways.
 8. By discouraging the expansion of strip nonfarm residential development along major highways in rural areas.
 9. By encouraging the use of the HUD Community Development Programs to rehabilitate existing neighborhoods.
 10. By encouraging the use of Federal and State Grant-in-Aid Programs designed to eliminate neighborhood deficiencies and create opportunities for new investment.
- C. TO PROVIDE A FULL RANGE OF PUBLIC AND PRIVATE FACILITIES AND SERVICES WITHIN URBANIZED AREAS AT CONVENIENT LOCATIONS.
1. By encouraging innovation in the overall design and layout of residential areas.
 2. By concentrating new residential growth in areas that can be easily served by public utilities and services.
 3. By encouraging new subdivision platting only when streets and utilities have been properly planned and constructed.
 4. By encouraging new residential growth in areas free from objectionable nonresidential uses and to discourage the placement of these objectionable uses in the older residential areas.
- D. TO RECOGNIZE THE HAZARDS, LIMITATIONS AND ADVANTAGES OF THE REGION'S NATURAL PHYSICAL FEATURES IN THE PLANNING OF RESIDENTIAL AREAS.
1. By encouraging local community ordinances and regulations to recognize the limitations and problems of natural physical features.
 2. By encouraging preservation and utilization of natural physical features as assets and scenic attractions within residential areas.
 3. By encouraging residential densities in accordance with the soil limitations for areas using systems and wells.
 4. By discouraging residential development in areas possessing poor soil or subsoil conditions, or unfavorable topography.
 5. By discouraging new residential development in areas subject to flooding.

6. By encouraging the continuation of agricultural activities in low density residential areas.

COMMERCIAL

- A. TO PROVIDE A FULL RANGE OF WHOLESALE, RETAIL, AND BUSINESS AND PERSONAL SERVICES IN SUITABLE LOCATIONS TO SERVE THE EXPANDING NEEDS OF THE COUNTY.
 1. By providing for wholesaling and warehousing activities in areas served by major transportation facilities.
 2. By providing suitable areas for retail and personal businesses conveniently located near concentrations of population.
 3. By encouraging the clustering of highway and tourist-oriented commercial activities.
 4. By relating commercial concentrations to transportation facilities.
 5. By encouraging adequate offstreet parking and loading facilities in commercial areas.
 6. By supporting the coordinated planning of shopping centers with due consideration given to locational criteria and the potential market or trade area.
 7. By encouraging the groupings of compatible retail establishments into functional commercial centers.
 8. By encouraging design and aesthetic controls in commercial developments to create an attractive shopping environment.
 9. By discouraging the encroachment of incompatible noncommercial uses in areas set aside for commercial development.
 10. By encouraging the development of complimentary land uses in close proximity to commercial centers.
- B. TO IDENTIFY AND UPGRADE THE COUNTY'S CENTRAL BUSINESS DISTRICTS SO THAT THEY WILL CONTINUE TO SERVE AS A FOCUS FOR ECONOMIC ACTIVITY.
 1. By encouraging the establishment of a sense of unity and order in the coordinated design of buildings, signs and other pertinent structures.
 2. By encouraging the placement of financial, governmental, professional, and corporate offices within the central business districts.
 3. By encouraging shady open spaces in the central business districts for resting and relaxation.

4. By supporting quick and convenient access to the business districts.
5. By organizing a circulation system that brings into balance the needs of the pedestrian, private vehicles, and trucks.
6. By encouraging public and private redevelopment of marginal and incompatible commercial and noncommercial uses into more intensive uses suitable for the business districts.
7. By encouraging the improvement of structural and environmental conditions in residential areas adjoining the older business districts in the county.
8. By encouraging the adoption of measures and ordinances for properly controlling billboards and other commercial signs in urban places.
9. By encouraging the use of Federal and State programs designed to provide financial assistance to business for improvement and expansion.

INDUSTRY

- A. TO ENCOURAGE EXISTING INDUSTRIES TO REMAIN, MODERNIZE, AND EXPAND.
 1. By providing sufficient space, appropriate locations and suitable sites for the expansion and growth of existing industries.
 2. By encouraging programs to assist in the relocation of scattered industrial uses into areas designated for industrial development.
 3. By encouraging the use of programs which will remove blighted and incompatible land uses from industrial areas.
 4. By improving the physical environment and the level of services to existing industrial areas.
 5. By developing industrial land use performance standards designed to control adverse environmental conditions.
 6. By insuring that industrial areas have sufficient access to transportation facilities.
- B. TO CONTINUE TO ENCOURAGE NEW MANUFACTURING AND INDUSTRIAL USES TO LOCATE IN THE COUNTY.
 1. By providing sufficient land suitable for industrial growth.

2. By promoting the county as a suitable location for industrial development.
3. By encouraging the retention for future use those areas which are well suited for industrial development.
4. By extending public utilities and facilities in areas planned for industrial use as need and development dictate.
5. Promote industrial park development and office complexes to save acreage, energy, service costs, and provide a pleasing atmosphere and explore the need to provide financial assistance in the planning and development of industrial parks.
6. By encouraging the development and expansion of industrial activities that use regional resources, labor skills, and other local assets and advantages.
7. By increasing the skilled labor force through the continuation of manpower training and retaining programs.
8. By encouraging the location of major employment centers in suitable locations within reasonable proximity to large concentrations of population.

INSTITUTIONAL

- A. TO PRESERVE AND IMPROVE THE CHARACTER OF INSTITUTIONAL AREAS AND USES WITHIN THE COUNTY AND TO PROVIDE AREAS FOR NEW DEVELOPMENT AND EXPANSION.
 1. By studying the specific needs or problems related to regional institutional land uses.
 2. By encouraging the use of programs that will improve or rehabilitate existing institutional areas and uses within the county
 3. By setting aside specific areas for institutional development in locations accessible to concentrations of population.
 4. By encouraging the concentration of mutually related institutional uses within close proximity to one another.

AGRICULTURE AND CONSERVATION AREAS

- A. TO PRESERVE AND PROTECT AGRICULTURAL ACTIVITY AS AN IMPORTANT PART OF THE COUNTY ECONOMIC BASE.
 1. By providing for an orderly transition process through which land resources may change from farm to nonfarm use as the need arises for suburban expansion.

2. By protecting areas of high agricultural productivity.
 3. By encouraging farmers to develop conservation plans designed to make the most efficient use of land and to upgrade production.
 4. By encouraging the production of agricultural commodities and crops that can be processed in local plants.
- B. TO PRESERVE AND PROTECT THE NATURAL ENVIRONMENT IN THE RURAL PORTIONS OF THE COUNTY.
1. By preventing further water and soil pollution and the loss of topsoil through erosion by water and wind.
 2. By discouraging haphazard commercial and residential development from occurring along the county's major highways.
 3. By encouraging the adoption and enforcement of regulations designed to control the indiscriminate dumping of refuse on public and private lands.
 4. By requiring excavated sites or quarrying areas to be rehabilitated or reclaimed for recreational purposes or new land uses.
 5. By encouraging the adoption and enforcement of uniform sign and billboard regulations designed to provide adequate outdoor advertising, yet not degrade the county's scenic roadside landscape.
- C. TO PROMOTE THE DEVELOPMENT AND UPGRADING OF WOODLANDS THROUGHOUT THE COUNTY.
1. By encouraging the reforestation of idle or unproductive agricultural and pastureland.
 2. By encouraging forest management techniques to insure a programmed reforestation and systematic harvest of regional forestlands.
 3. By encouraging the multi-use of forestlands for wildlife, recreation, conservation, and watershed protection.

RECREATION

- A. TO PROVIDE ADEQUATE RECREATIONAL FACILITIES FOR ALL RESIDENTS AND ALL AGE GROUPS.
1. By providing an equitable distribution of recreation and open space facilities throughout the region to properly serve neighborhood, community and county needs.

2. By providing a variety of active and passive recreational facilities.
 3. By taking advantage of the scenic value of natural features such as woodlands, hills and water bodies.
 4. By providing public access to streams, lakes, and woodlands wherever possible.
 5. By utilizing park and school facilities jointly to avoid unnecessary duplication of services.
 6. By identifying and preserving specific areas of significant recreational and historical interest.
 7. By encouraging the planning and provision of local recreation facilities in new residential subdivisions.
 8. By expanding existing parks and recreational facilities as need and demand dictate.
 9. By encouraging the use of Federal-State programs designed to provide additional recreation areas and develop existing facilities.
 10. By publicizing regional recreation opportunities and resources.
- B. TO PROVIDE MAJOR PUBLIC ACCESS TO THE COUNTY'S SIGNIFICANT NATURAL RECREATION AND SCENIC FEATURES.
1. By constructing public facilities such as parks, highways, and other access features to improve public utilization and enjoyment.
 2. By preserving and acquiring public rights-of-way and easements along the county's streams, rivers, lakes, and other natural features.
 3. By acquiring or preserving flood plains and natural drainage features.
 4. By developing bikeways, bridal paths, hiking and nature trails.
 5. By preserving conservation areas containing abundant beauty and natural resources.

TRANSPORTATION

- A. ENSURE THAT ALL AREAS OF THE COUNTY ARE PART OF AN INTEGRATED TRANSPORTATION NETWORK LINKING RESIDENTIAL, COMMERCIAL, INDUSTRIAL, CULTURAL, EDUCATIONAL AND GOVERNMENTAL ACTIVITIES.

1. By studying county needs and developing a balanced transportation system through both long and short range planning.
 2. By designing an overall regional secondary highway system that will tie the various sections of the county together as well as improve the accessibility to other portions of the state and nation.
 3. By improving rail, truck, and air transportation terminals and facilities as need and demand dictate.
 4. By providing traffic generating uses with adequate access to the transportation system.
 5. By extending and improving roads to new areas of growth as need and demand dictate.
 6. By taking advantage of programs designed to improve the county thoroughfare system.
 7. By requiring developers and subdividers to dedicate sufficient rights-of-way in areas of new development.
 8. By combining esthetic and social concerns with functional concerns in the design of transportation facilities.
 9. By encouraging greater cooperation between municipal, county, state, and federal transportation agencies in the planning and programming of transportation facilities.
- B. TO SIGNIFICANTLY REDUCE THE SAFETY HAZARDS AND NEGATIVE ENVIRONMENTAL EFFECTS INHERENT IN THE COUNTY'S TRANSPORTATION SYSTEM.
1. By developing standards in accordance with an accepted county thoroughfare classification system.
 2. By upgrading existing rights-of-way and pavement widths in relation to the functional classification system.
 3. By designing highways and other elements of the transportation system with due respect to natural physical features and adjacent land use development.
 4. By reducing the objectional effects of transportation facilities upon residential areas.
 5. By encouraging research programs and other efforts to control and eliminate the effects of air and noise pollution caused by motor vehicles.
 6. By encouraging programs designed to insure the safe operation of vehicles and other elements of the transportation system.

7. By encouraging the control of land use development around the intersections of major thoroughfares.
8. By discouraging the location of residential lots having driveways that intersect with major thoroughfares.
9. By separating local and through traffic wherever feasible.
10. By reducing the number of intersections between major thoroughfares and local streets.
11. By providing for the movement of through traffic around urbanized areas.
12. By encouraging the control of access between the thoroughfare system and adjacent land areas.
13. By providing interchanges with limited access highways in strategic locations.
14. By encouraging the construction of railroad viaducts and overpasses on highly travelled thoroughfares.
15. By promoting uniformity in traffic regulations, signs, and enforcement.

UTILITIES

- A. TO IMPROVE THE QUALITY OF TREATMENT IN PUBLIC WATER AND SEWER SYSTEMS IN THE COUNTY.
 1. By protecting and improving primary sources of fresh water supply.
 2. By studying and identifying the sources of pollution resulting from inadequate sewage treatment and assigning priorities for improvement.
 3. By improving sewerage treatment surveillance and monitoring techniques for detecting sources of pollution.
 4. By encouraging the construction of separate storm and sanitary sewer systems in all newly developed areas.
 5. By encouraging the elimination of existing combined storm and sanitary sewer systems.
 6. By discouraging the use of private septic tanks within populated areas.
 7. By working closely with private industry in studying and resolving industrial sewage treatment and water pollution problems.

8. By regulating private utility systems in conformance with public utility treatment standards.
 9. By developing standards and criteria designed to meet state and federal requirements.
 10. By encouraging experimentation and research in new disposal techniques and treatment systems.
 11. By encouraging the cooperation of governmental agencies at the local, state and federal level in the development and implementation of an effective regional water pollution control program.
- B. TO ESTABLISH PRIORITIES FOR THE PROVISION OF UTILITIES AND THEIR FUTURE EXTENSIONS.
1. By relating major public projects to anticipated utility expansion programs.
 2. By simultaneously developing both water and sewer facilities in areas of new growth.
- C. TO PROVIDE A COORDINATED SYSTEM OF PUBLIC UTILITIES AND SERVICES IN APPROPRIATE LOCATIONS BASED UPON SERVICE AREA NEEDS AND DEVELOPMENT PRIORITIES.
1. By establishing short-range and long-range utility plans which can be modified and expanded to meet the county's requirements.
 2. By encouraging the planning of public utility systems on a regional or areawide basis.
 3. By discouraging the planning and construction of small utility systems which are uneconomical or duplicative.
 4. By encouraging county land development patterns which will permit the economical extension of public utilities.
 5. By encouraging new growth and development within existing utility service areas wherever possible before extending new lines or creating new districts.
 6. By discouraging the over extension and development of utility systems above and beyond expected development and population growth.
 7. By coordinating the efforts of public and private development programs with county and regional utility planning and programming.
 8. By encouraging the use of state and federal assistance programs for the planning, programming, and construction of utility systems.

Annual Objectives

The following annual objectives provides a list of specific work elements to be conducted by Vance County for accomplishing the previously stated land use goals and for achieving the broad land use objectives. These annual objectives should be accomplished within a three year time frame beginning in fiscal year FY 1979 and ending during FY 1981. During the biennial review process, these objectives will be evaluated and restated to accommodate the upcoming three year land use planning strategy.

Annual Objectives (FY'79 - FY '81):

A. FY '79

1. Adopt the Vance County Land Use and Housing Elements.
2. Review and revise, if necessary, the existing Vance County Land Use Element.
3. Explore the feasibility of county-wide zoning and subdivision regulations.
4. Devise and adopt a county-wide neighborhood redevelopment or rehabilitation strategy.
5. Prepare a county facilities plan which will primarily provide for future industrial locations and supporting facilities.

B. FY ' 80

1. Adopt county-wide zoning and subdivision regulations and insure their proper enforcement.
2. Begin implementation of the county-wide neighborhood redevelopment or rehabilitation strategy through available mechanisms such as local code enforcement capabilities and

by seeking Federal grants-in-aid, i.e. the HUD Community Development Block Grant Program.

3. Review, correct, and refine existing tax maps and map data, and build in continual land use inventory and analysis capabilities. This information should also be coordinated with existing detailed soil survey information, available topographic information, and water resource data.
4. Initiate coordinated efforts among the county, the City of Henderson, the towns of Kittrell and Middleburg and the N. C. Department of Transportation to devise a mutual thoroughfare plan to satisfactorily plan for county-wide transportation needs.

C. FY '81

1. Continue implementation of the neighborhood redevelopment or rehabilitation strategy and analyze previous efforts for possible program refinements.
2. Adopt the mutual throughfare plan and support its implementation wherever possible.
3. Devise and adopt a uniform sign ordinance.
4. Begin implementation of the county facilities plan.

Land Use Policy:

1. Encourage intensive development of the land to occur within areas of the county classified as developed or transition.
2. Discourage the development of conservation areas for residential, industrial, or commercial purposes.
3. Encourage the development of residential lands in accordance with county housing policy.
4. Support efforts to maximize wastewater treatment capacity and efficiency.
5. Support the State Implementation Plan of Clean Air Act 1977 which will assure clean air quality standards for Vande County.
6. Support efforts to provide additional recreational facilities and areas within the region. Encourage the development or designation of open space recreational areas in conjunction with the identified conservation lands.
7. Support efforts to maintain prime agricultural areas within the county's rural classed lands.
8. Encourage reforestation of harvested commercial forests.
9. Support efforts to protect the county's water sheds or major water recharge areas associated with the conservation classed lands.
10. Discourage the development of areas which have unusually steep slopes or unsuitable soil conditions pertinent to an intended use of the land.
11. Support efforts designed to provide community classed lands with public facilities or services.

12. Encourage county growth to occur within developed and transition areas to reduce energy wastes.
13. Encourage county growth to occur in developed and transition areas to maximize the useability of existing public facilities and services.
14. Encourage development to occur at a pace which is compatible with the county's ability to provide facilities and services.
15. Discourage development from occurring in identified flood hazard areas.
16. Encourage industrial development to occur within existing or proposed industrial park sites.
17. Support downtown revitalization activities and encourage the location of commercial establishments within these areas.
18. Support efforts to eliminate the effects of urban blight.
19. Support regional and state land use policies and plans.
20. Encourage public participation in the formulation and implementation of all land use programs.

CHAPTER V

HOUSING ELEMENT

This element is presented for the purpose of providing a housing plan for all matters relating to existing and prospective housing in Vance County. Existing housing conditions and housing assistance needs will be provided and will serve as the basis for the formulation of a county housing policy plan which will contain housing programs, implementation tools, and coordination mechanisms.

This housing element or plan is being prepared as an integral part of Vance County's comprehensive plan and is being prepared concurrently with the Vance County Land Use Element to satisfy HUD "701" comprehensive planning requirements. Other elements of the comprehensive plan should pertain to community facilities, open space, recreation, population, economy and transportation. The objective of Vance County's comprehensive planning efforts is to provide the county with information relating to all phases of its physical development from which specific policies and programs will be formulated to guide the county's development in an orderly and systematic manner. The housing element provided in the following sections will be reviewed along with the land use element biennially by Vance County in an attempt to evaluate their planning performance and in order to maintain and update their comprehensive plan on a periodic basis.

Housing Inventory

The intention of the housing inventory is to tabulate the structural quality data by category and to provide Vance County, North Carolina, with a readily available housing data source. This inventory will prove most valuable in assessing the current housing stock and in identifying current and projected housing needs according to specific categories. The housing inventory is a necessary part of this document. It seeks to analyse the existing housing stock and to determine immediate and prospective housing needs.

Housing Quality Survey

A Housing Quality Survey was conducted by the Kerr-Tar Regional Council of Governments' planning staff during 1977 for the purpose of determining the location and condition of all housing and other primary structures in non-urban areas throughout Vance County. This survey was also conducted within the Vance County Planning Area which surrounds the City of Henderson. The structural quality of houses in Henderson (urban area) was determined by using existing housing assistance plans, initial housing elements, United States Fifth Count Census data and other available structural quality information.

Before the survey was conducted, a set of structural condition norms were implemented so that the survey team could critique a structure from the roadway and classify the general condition of a structure as either (1) standard, (2) deteriorating, or

(3) delapidated. The preceding categories and criteria were used to characterize the outside condition of the dwelling units which, in addition, gave an indication of inside conditions and overall housing conditions.

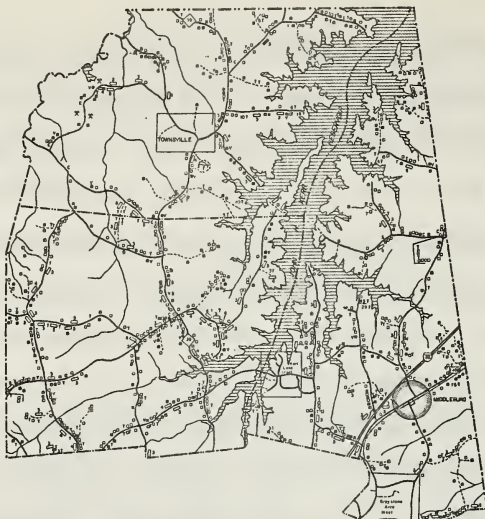
Standard - A structure with no defects or only slight defects such as slight damage to porches or steps, broken gutters or downspouts, or a lack of paint.

Deteriorating - A structure needing more repair than could be corrected in the normal course of maintenance and possessing defects of an intermediate nature which, if left untended, would lead to serious structural damage. Intermediate defects are exemplified as shaky or unsafe porch steps, noticable defects in the roof, deep wear on stairs and porches, rotted window sills or frames and cracks or missing material on exterior walls.

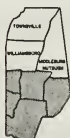
Delapidated - A structure considered as unsafe or inadequate owing to one or more critical defects, to a combination of intermediate defects which occur in sufficient number to require extensive repair or rebuilding, or to inadequate original construction. Critical defects include: sagging or collapsed chimneys, walls, floors, or roof; unstable foundation and rotted porches; extensive holes, open cracks or missing material over large areas of the exterior including structural damage caused by storm or fire.

Once the dwelling units criteria had been established, a dual-man survey team conducted a "windshield survey" along every road in Vance County. This survey was accomplished by sighting

structures along the roadway from a slow moving automobile and placing corresponding symbols of the structure and its condition on a workmap of the area being surveyed. In addition to dwelling units and mobile homes, the commercial, industrial and public and semi-public structures were also denoted by condition and location to provide land use information as well as housing information. Following the completion of the survey, the information placed on the workmaps was transferred to reproducible maps in final form. The final maps depict the structural quality information according to county townships and municipalities with a population of less than 2,500 people. Structural quality information is also provided for the Vance County Zoning Area which surrounds the City of Henderson. These maps are provided on pages 94 through 102 and maps number 8 through 12.



VANCE COUNTY
MEDELBURG-NUTBUSH TOWNSHIP
TOWNSVILLE TOWNSHIP
WILLIAMSBORO TOWNSHIP



LEGEND									
STANDARD DETERMINANTS DELINEATED					UTILITIES				
RESIDENTIAL	○	●	●	●	UTILITY	—	STREET	—	—
COMMERCIAL	○	●	●	●	SEWER PUBLIC	—	LANE	—	—
INDUSTRIAL	△	△	△	△	SEWER PRIVATE	—	BOUNDARY, NC	—	—
UNPAVED	Y	ANALYST	○	LANDFILL	PAVED ROAD	—	COUNTY	—	—
MOBILE HOME	T	CHURCH	○	FIRE DEPT.	UNPAVED ROAD	—	TOWNSHIP	—	—
POST OFFICE	BO	WARE / QUARRY	X	POLICE DEPT.	FD	US HIGHWAY	—	MUNICIPAL	—
SCHOOL	S	NON BUILDING	GB	LIBRARY	FD	STATE HIGHWAY	—	EXTRAJURISDICTIONAL	—
						RAILROAD	—	NC PROPERTY	—



PREPARED BY THE KERR-TAR REGIONAL COUNCIL OF GOVERNMENTS

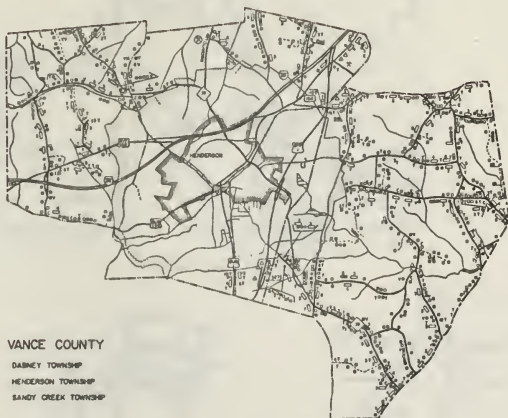
VANCE COUNTY STRUCTURAL QUALITY

SCALE IN FEET



THE PREPARATION OF THIS MAP WAS FINANCED IN PART THROUGH A COMPREHENSIVE PLANNING GRANT FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT. THE GRANT WAS MADE THROUGH THE NORTH CAROLINA STATE DEPARTMENT OF ADMINISTRATION, OFFICE OF INTERGOVERNMENTAL RELATIONS.

MAP 9



VANCE COUNTY

DABNEY TOWNSHIP
HENDERSON TOWNSHIP
SANDY CREEK TOWNSHIP



LEGEND									
STANDARD INTERNATIONAL SYMBOLS									
RESIDENTIAL	□	■	●		UTILITIES	U	STREETS	—	
COMMERCIAL	○	●	●		OTHER PUBLIC USE	—	RAILS	—	
INDUSTRIAL	△	■	■		SEMI-PUBLIC	■	UNIMPAVED ROAD	—	
							COUNTY	—	
VACANT	□	APARTMENT	□	LANDFILL	⊗	IMPAVED ROAD	—	TOWNSHIP	—
MOBILE HOME	□	CHURCH	□	FIRE DEPT.	FD	US HIGHWAY	—	MUNICIPAL	—
POST OFFICE	PO	MINE / QUARRY	□	POLICE DEPT.	PD	STATE HIGHWAY	—	EXTRAJURISDICTIONAL	—
SCHOOL	S	NEW BUILDING	■	LIBRARY	L	RAILROAD	—	NO PROPERTY	—



PREPARED BY THE KERR-TAR REGIONAL COUNCIL OF GOVERNMENTS

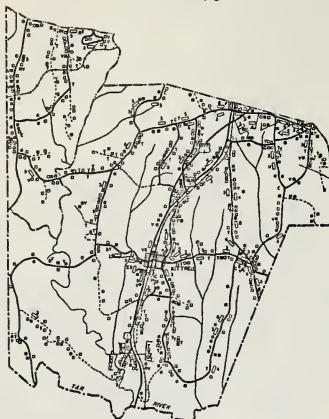
VANCE COUNTY STRUCTURAL QUALITY

SCALE IN FEET



THE PREPARATION OF THIS MAP WAS FINANCED IN PART THROUGH A COMPREHENSIVE PLANNING GRANT FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT. THE GRANT WAS MADE THROUGH THE NORTH CAROLINA STATE DEPARTMENT OF ADMINISTRATION, OFFICE OF INTERGOVERNMENTAL RELATIONS.

MAP 10





VANCE COUNTY

KITTRELL TOWNSHIP
WATKINS TOWNSHIP



LEGEND									
STANDARD					DETERIORATING				
RESIDENTIAL	□	□	□	□	RESIDENTIAL	□	□	□	□
COMMERCIAL	□	□	□	□	COMMERCIAL	□	□	□	□
INDUSTRIAL	□	□	□	□	INDUSTRIAL	□	□	□	□
VACANT	V	APARTMENT	A	LANDFILL	⊗	IMPROVED ROAD	—	COUNTY	—
MOBILE HOME	T	CHURCH	C	FIRE DEPT.	F.D.	US HIGHWAY	—	TOWNSHIP	—
POST OFFICE	P.O.	RAILROAD	R.R.	POLICE DEPT.	P.D.	STATE HIGHWAY	—	MUNICIPAL	—
SCHOOL	S	SUN BALLOON	S.B.	LIBRARY	L	RAILROAD	—	AC PROPERTY	—

	PREPARED BY THE KERR-TAR REGIONAL COUNCIL OF GOVERNMENTS	<p>SCALE IN FEET</p> 	
	<h2>VANCE COUNTY STRUCTURAL QUALITY</h2>		
	<p>THE PREPARATION OF THIS MAP WAS FINANCED IN PART THROUGH A COMPREHENSIVE PLANNING GRANT FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT. THE GRANT WAS MADE THROUGH THE NORTH CAROLINA STATE DEPARTMENT OF ADMINISTRATION, OFFICE OF INTERGOVERNMENTAL RELATIONS</p>		

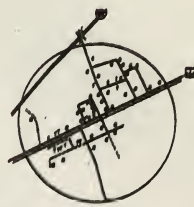
MAP 11



BEAR LAKE AREA INSET



TOWNVILLE



MIDDLEBURG



KITHNELL



ONEVONE AREA INSET

SCALE IN FEET
0 100 200

LEGEND									
STANDARD INTERPRETATION					SYMBOLS				
RESIDENTIAL	R	Q	W		STATE PUBLIC RD		STATE		
COMMERCIAL	C	O	O		STATE-PRIVATE	S	ROADWAY, U.S.		
INDUSTRIAL	I	A	A		PAVED ROAD		CRUISE		
TRUCK	T	SPRINT	S	LANDFILL	UNPAVED ROAD		TOWN		
DOUBLE HOME	D	SHED	S	POW. DEPT.	U.S. HIGHWAY		RAILROAD		
PORT OFFICE	P	RAIL / SHED	R	PAVED DEPT.	STATE HIGHWAY		EXTRACURRICULAR		
WATER	W	NEW BUILDING	N	LIBRARY	RAILROAD		RAILROAD		



PREPARED BY THE KERR-TAR REGIONAL COUNCIL OF GOVERNMENTS

VANCE COUNTY STRUCTURAL QUALITY

SCALE IN FEET



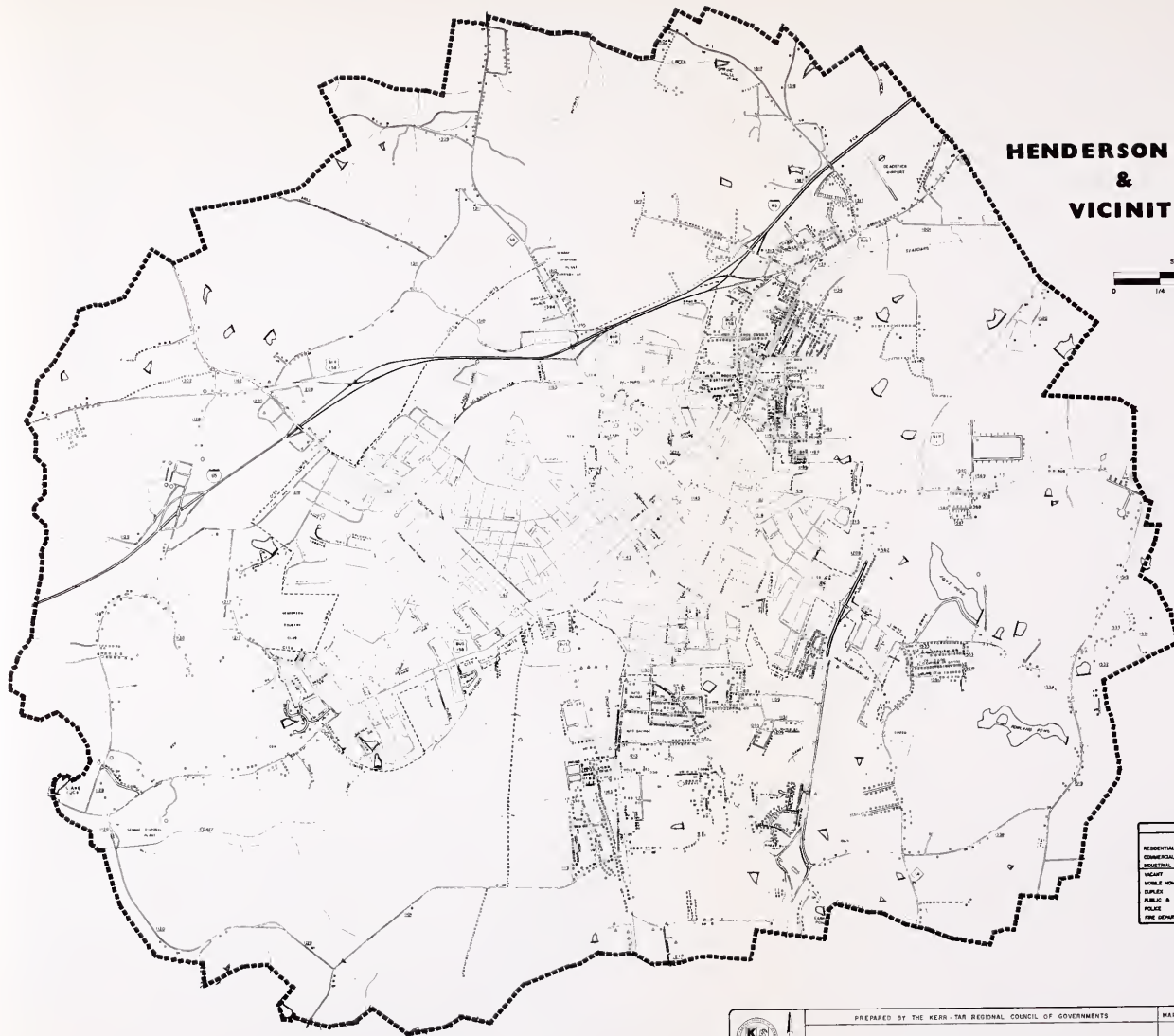
THE PREPARATION OF THIS MAP WAS FINANCED IN PART THROUGH A COMPREHENSIVE PLANNING GRANT FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT. THE GRANT WAS MADE THROUGH THE NORTH CAROLINA STATE DEPARTMENT OF ADMINISTRATION, OFFICE OF INTERGOVERNMENTAL RELATIONS.







SCALE 1/4 MILES



LEGEND		
RESIDENTIAL		SCHOOL
COMMERCIAL		POST OFFICE
INDUSTRIAL		CHURCH
VACANT	V	MUNICIPAL BUILDING
WORK HOME	T	LIBRARY
DUPLEX		UTILITIES
PUBLIC & SEMI-PUBLIC		CANTARY
POLICE	P	HIGHWAY
FIRE DEPARTMENT	FD	UNIMPROVED ROAD



PREPARED BY THE KERR-TAN REGIONAL COUNCIL OF GOVERNMENTS

MAP NUMBER 12

STRUCTURAL QUALITY

THE PREPARATION OF THIS MAP WAS FINANCED IN PART THROUGH A COMPREHENSIVE PLANNING GRANT FROM THE DEPARTMENT OF NATURAL RESOURCES AND COMMUNITY DEVELOPMENT OF THE STATE OF NORTH CAROLINA.

DATE	1978
------	------



Graphically, Figure 2 provides a summary by township of the structural housing conditions determined by this survey. The number situated at the top of each symbol indicates the total number of housing units located within each township, and the bar graph and corresponding percentages indicate the composition of standard, deteriorated and delapidated housing found within each township. Generally, Figure 2 indicates that the highest percentage of substandard housing (deteriorated and delapidated units) exists in the rural townships. The percentage is in conjunction with the total number of homes within a particular township. In ranking order, the sequence of substandard housing by townships are as follows:

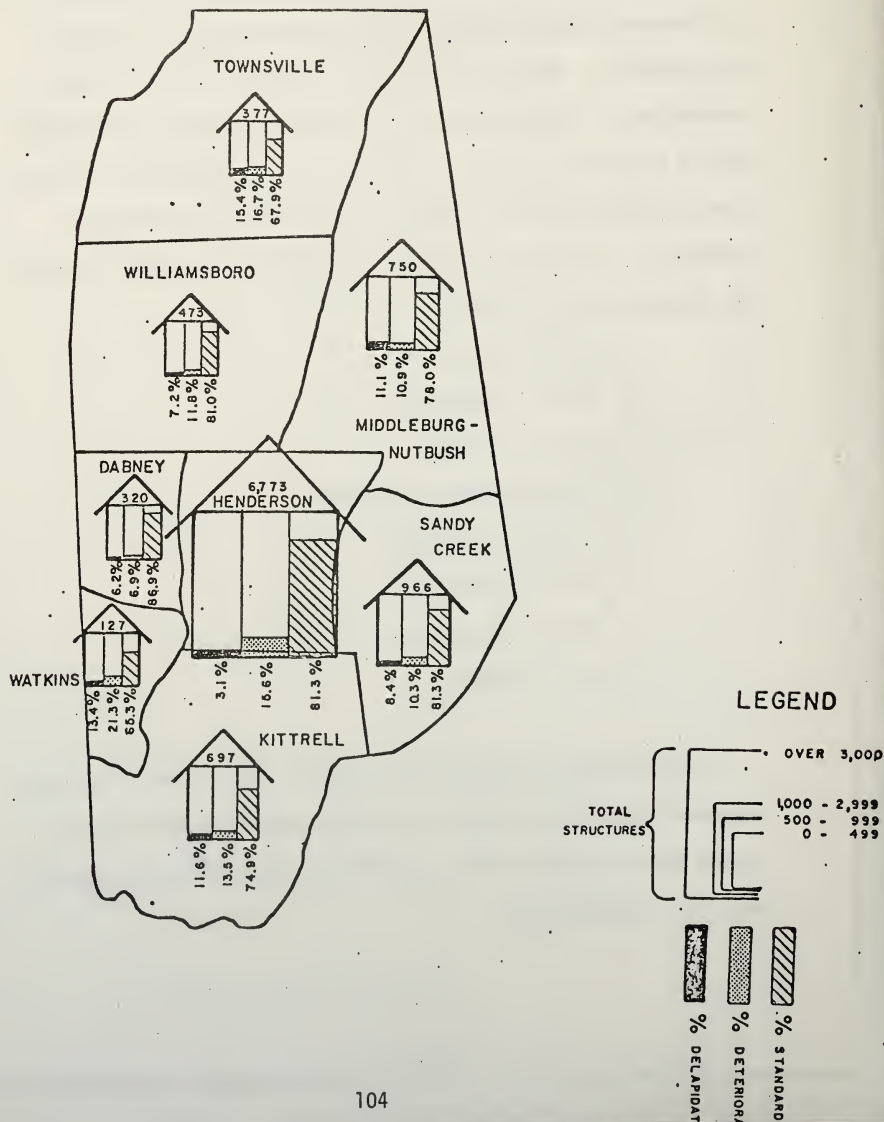
1. 34.7 - Watkins
2. 32.1 - Townsville
3. 25.1 - Kittrell
4. 22.0 - Middleburg/Nutbush
5. 19.0 - Williamsboro
6. 18.7 - Henderson
7. 18.7 - Sandy Creek
8. 12.1 - Dabney

The following section of this chapter will utilize the data obtained from the Structural Quality Survey in combination with census data to provide a more detailed picture of Vance County's existing housing stock.

FIGURE 2

VANCE COUNTY

STRUCTURAL QUALITY BY TOWNSHIP



Survey of Housing Conditions

This section provides information on Vance County's structural conditions. The material presented in this section has been gathered from the United States 1970 Census Count and the Structural Quality Survey. The condition, total number and occupancy of the dwelling units was furnished by the housing quality data. The number of owner/renter occupied dwelling units was acquired by applying an owner/renter percentage factor provided by township from the census information against the housing quality data. The results of this survey and data application is provided in the following section.

Prior to this information, a brief definition of the terms which will be used in the following section is presented below.

Standard - refers to those housing units with no or only slight structural defects as defined in the previous section on structural quality.

Substandard - refers to those housing units which were determined to be in a deteriorated or in a delapidated condition via the Structural Quality Survey.

Suitable for Rehabilitation - refers to those housing units which were found to be in a deteriorating condition only, which meant that they were not in a state of disrepair.

Owner Occupied - are those housing units which are inhabited by

the homeowner.

Renter Occupied - are those units which are inhabited by someone who pays rent to the homeowner for the privilege of living in the house.

Owner Vacant - is an unoccupied unit which is for sale.

Renter Vacant - is an unoccupied unit which is for rent.

Vance County Housing Conditions

Table 13, "Survey of Housing Conditions," furnishes information on structural conditions for Vance County's eight townships. By investigating this table, it can be quickly seen that the greatest number and percentage of standard and substandard housing in Vance County is located in the urban township of Henderson. Statistically, Henderson Township represents 64.9 percent of the total standard housing within Vance County. In conjunction, Henderson Township's substandard dwelling units compose approximately 60.2 percent of the total substandard dwelling units in Vance County. Further analysis shows that the remaining townships have a smaller housing supply because houses tend to be sparsely located in connection with farms which are predominate in these townships.

In summation, Table 13 provides valuable information about the housing within Vance County. Table 13 furnishes not only an enumeration of houses within Vance County, but gives information pertaining to the entire housing stock, occupied units, vacant units and sub-categories of each, i.e., (a) Standard, (b) Substandard, (c) Suitable for Rehabilitation.

TABLE 13

SURVEY OF HOUSING CONDITIONS

Vance County

	Dabney	Henderson	Kittrell	Middleburg	Sandy Creek	Townsville	Watkins	Williamsboro	Totals for Vance Co.
I. TOTAL HOUSING STOCK									
Standard	320	6717	769	750	966	377	127	473	10499
Substandard	278	5464	585	585	785	256	83	383	8419
Suitable for Rehab	42	1253	184	165	181	121	44	90	2080
	22	1048	99	82	100	63	27	56	1497
II. OCCUPIED UNITS									
Standard	316	6562	754	733	941	368	117	471	10262
Substandard	274	5384	585	583	785	255	79	383	8328
Suitable for Rehab	42	1178	169	150	156	113	38	88	1934
	22	1023	93	81	93	60	25	56	1454
A. Owner	197	3627	422	363	582	182	68	269	5710
Standard	187	2993	393	325	544	156	58	248	4904
Substandard	10	634	29	38	38	26	10	21	806
Suitable for Rehab	5	480	16	20	23	14	7	14	579
B. Renter	119	2935	332	370	359	186	49	202	4552
Standard	87	2391	192	258	241	99	21	135	3424
Substandard	32	544	140	112	118	87	28	67	1128
Suitable for Rehab	17	543	77	61	70	46	19	42	875
III. VACANT UNITS									
Standard	4	155	15	17	25	9	10	2	237
Substandard	4	80	0	2	0	1	4	0	91
Suitable for Rehab	0	75	15	15	25	8	6	2	146
	0	25	6	1	7	3	1	0	43
A. Owner	2	71	9	8	15	4	6	1	116
Standard	2	36	0	2	0	1	4	0	45
Substandard	0	35	9	6	15	3	2	1	71
Suitable for Rehab	0	10	0	0	2	0	0	0	12
B. Renter	2	84	6	9	10	5	4	1	121
Standard	2	44	0	0	0	0	0	0	42
Substandard	0	40	6	9	10	5	4	1	75
Suitable for Rehab	0	15	6	1	5	3	1	0	31

Municipal Housing Conditions

The housing conditions of those housing units located in Vance County's municipalities are presented in Table 14.

The information for communities with a population less than 2,500 people was obtained from the Structural Quality Survey while the data for municipalities with a population greater than 2,500 people was obtained from local housing plans, surveys, or housing assistance plans. This information in conjunction with structural needs information will serve as the basis for the development of the housing plan.

A review of this table reveals that of the three municipalities, Henderson contains the largest absolute number of total housing units. Henderson represents 4,187 homes of the total 4,289 which constitutes 97.6 percent of all municipal housing units. The density of municipal areas tend to be heavier than their surrounding rural townships, which generally means a more concentrated area of substandard structures. For this reason, it is more noticeable in municipal areas than in rural areas. Municipal areas in many cases tend to have more houses suitable for rehabilitation than their outlying rural areas do; which means that a greater degree of concentrated rehabilitation activity is warranted in many municipal areas.

TABLE 14

SURVEY OF HOUSING CONDITIONS

Municipalities in Vance County

	Henderson	Kittrell	Middleburg	Total
TOTAL HOUSING STOCK				
Standard	4187	59	43	4289
Substandard	3222	54	35	3311
Suitable for Rehab	965	5	8	978
	848	3	6	857
OCCUPIED UNITS				
Standard	4132	59	43	4234
Substandard	3180	54	35	3269
Suitable for Rehab	952	5	8	965
	834	5	6	845
A. Owner	2286	33	21	2340
Standard	1778	32	19	1829
Substandard	508	1	2	511
Suitable for Rehab	445	1	2	448
B. Renter	1846	26	22	1894
Standard	1402	22	16	1440
Substandard	444	4	6	454
Suitable for Rehab	389	2	4	395
VACANT UNITS				
Standard	55	0	0	55
Substandard	42	0	0	42
Suitable for Rehab	13	0	0	13
	14	0	0	14
A. Owner	29	0	0	29
Standard	22	0	0	22
Substandard	7	0	0	7
Suitable for Rehab	7	0	0	7
B. Renter	26	0	0	26
Standard	6	0	0	6
Substandard	20	0	0	20
Suitable for Rehab	7	0	0	7

Mobile Homes

A mobile home is a factory assembled structure equipped with the necessary service connections and made so as to be readily moveable as a unit on its own running gear and designed to be used as a dwelling unit without a permanent foundation. Presently, Vance County's mobile homes account for approximately 7.2 percent of all occupied housing. The "Mobile Homes Study," prepared by the Kerr-Tar Regional Council of Governments in June, 1974 presents a detailed analysis of mobile homes and the role they fulfill in Vance County's housing supply. The data presented in Table 15 through 17 was obtained from the Structural Quality Survey conducted recently in Region K. Table 15 indicates the number of mobile homes in Vance County, North Carolina. This table shows that the majority of mobile homes are located within Henderson Township which represent, statistically, 44.1 percent. In contrast, Watkins township shows the least amount of mobile homes, with approximately 10 units and a representation, statistically, of 0.8 percent.

In conjunction, Table 16, "Number of Mobile Homes in Vance County's Municipalities," indicates that there are a total of 27 mobile units in the three (3) municipal areas of Vance County. Statistically, Vance County's municipalities represent 3.5 percent of the total mobile units. Of the three municipal governments, Henderson represents, statistically, 51.8 percent of the total units in these municipalities, while Kittrell and Middleburg respectively represent 7.4 and 40.7 percent. The primary reason for the small number of mobile

homes within the municipalities as compared to the remaining areas in Vance County is that the municipalities discourage mobile homes from locating within their corporate boundaries. The primary means of discouraging the location of mobile homes is through zoning.

TABLE 15

Number of Mobile Homes in Vance County, North Carolina

Vance County's Total Mobile Units: 1236

A.	Dabney Township -----	81
B.	Henderson Township ----	545
C.	Kittrell Township -----	88
D.	Middleburg/Nutbush Twp-	197
E.	Sandy Creek Township---	171
F.	Townsville Township----	74
G.	Watkins Township -----	10
H.	Williamsboro Township--	70

SOURCE: Kerr-Tar Regional Council of Governments,
Structural Quality Survey, 1977

TABLE 16

Number of Mobile Homes in Vance County's Municipalities

Henderson -----	14
Kittrell -----	2
Middleburg -----	<u>11</u>
TOTAL	27

SOURCE: Kerr-Tar Regional Council of Governments,
Structural Quality Survey, 1977

TABLE 17

Number of Mobile Homes in Vance County's Zoning Area

North Henderson---	121
South Henderson---	103
Remaining Area----	<u>234</u>
TOTAL	458

SOURCE: Kerr-Tar Regional Council of Governments,
Structural Quality Survey, 1977

Housing Conditions in the Vance County Zoning Area

The Vance County Zoning Area which encompasses an area extending approximately one and one half miles beyond the Henderson city limits contains over 22 percent of Vance County's housing supply. Table 18 provides the housing condition information for this area. By referring to Table 18, it can be seen that 13 percent of the housing in this area is in a substandard condition with approximately 9 percent being in a condition which is suitable for rehabilitation. In addition, by referring to Map 12 which depicts the structural conditions of this area it is readily noticeable that the concentration of substandard housing as well as standard housing is found immediately north and south of the Henderson city limits. The housing in these areas are usually wood frame ranging from 1,000 to 1,200 square feet and were originally built to house people who worked in the nearby factories.

TABLE 18

SURVEY OF HOUSING CONDITIONS

Vance County Zoning Area

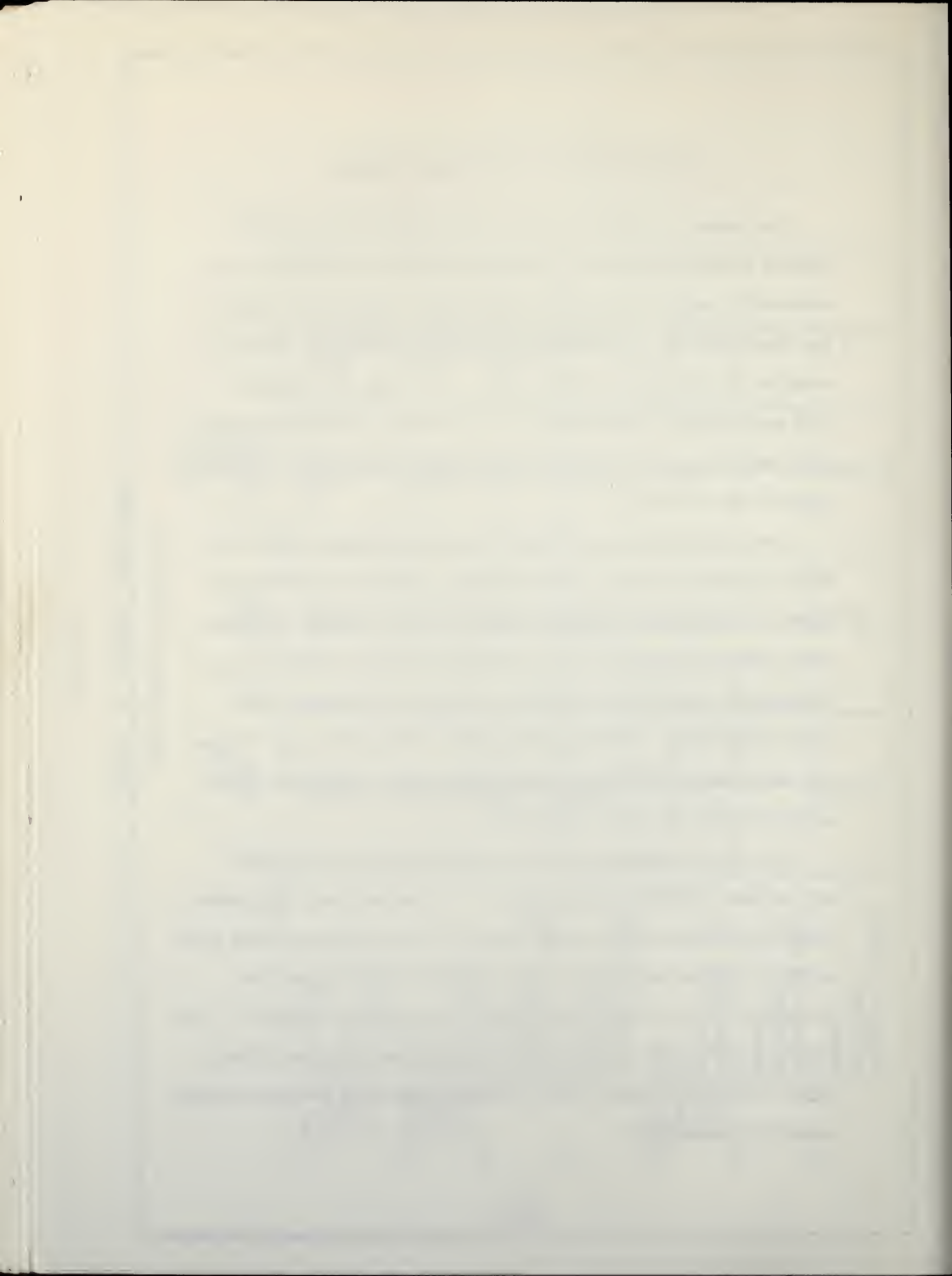
	North Henderson		South Henderson		Remainder of Zoning Area	Total
TOTAL HOUSING STOCK	656		674		1,058	2,388
Standard	532		573		973	2,078
Substandard	124		101		85	310
Suitable for Rehab	101		77		50	228
OCCUPIED UNITS	629		654		1,021	2,304
Standard	526		571		957	2,054
Substandard	103		83		64	250
Suitable for Rehab	97		76		44	217
A. Owner	308		379		653	1,340
Standard	258		331		612	1,201
Substandard	50		48		41	139
Suitable for Rehab	48		44		28	120
B. Renter	321		275		368	964
Standard	268		240		345	853
Substandard	53		35		23	111
Suitable for Rehab	49		32		16	97
VACANT UNITS	27		20		37	84
Standard	6		2		16	24
Substandard	21		18		21	60
Suitable for Rehab	4		1		6	11
A. Owner	5		-		19	24
Standard	1		-		8	9
Substandard	4		-		11	15
Suitable for Rehab	1		-		3	4
B. Renter	22		20		18	60
Standard	5		2		8	15
Substandard	17		18		10	45
Suitable for Rehab	3		1		3	7

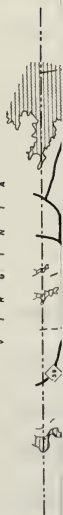
Concentrations of Substandard Housing

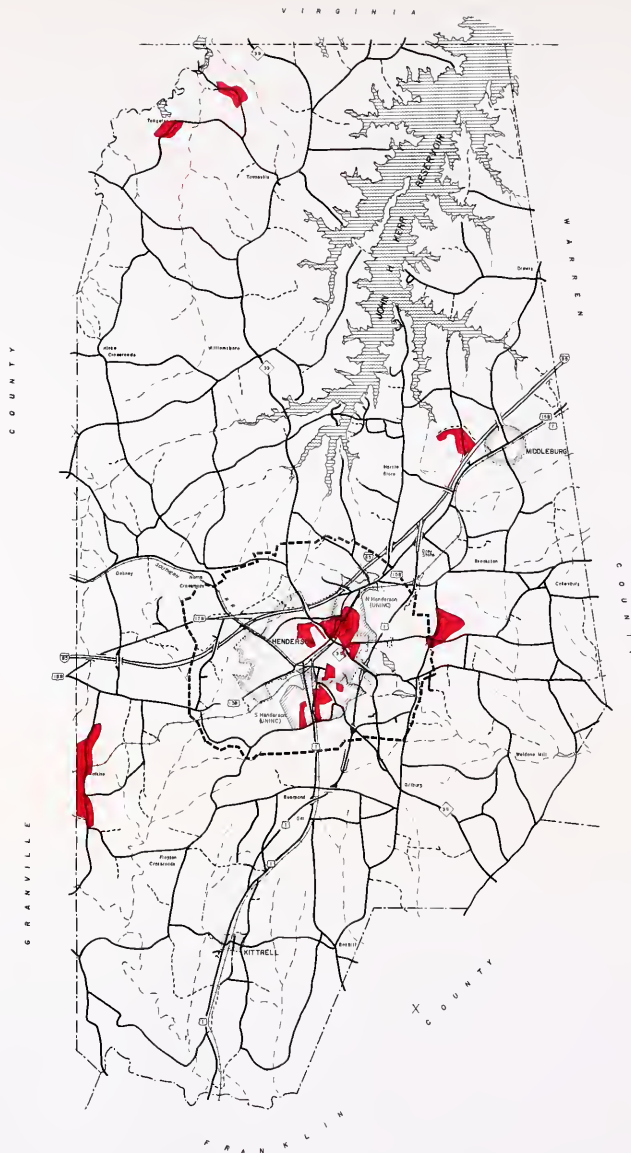
The general location of areas within Vance County which contain a concentration of substandard housing is important for determining where housing and neighborhood rehabilitation efforts are required. Map 13, "Concentrations of Substandard Housing," provides the location of these areas. The areas depicted by this map contain a concentration of 10 or more substandard housing units and will usually require housing demolition as well as housing rehabilitation efforts.

The substandard areas shown within the Henderson urban area which includes North and South Henderson contain the greatest degree of substandard housing conditions. Since these areas have such a dense concentration of substandard housing, housing and neighborhood rehabilitation efforts should be employed in the urban areas first. The urban areas will also require more capital and supporting facilities such as water, sewer, and street paving activities than the rural areas will.

The rural substandard housing conditions are for the most part dotted throughout Vance County. The concentrated substandard housing condition areas located outside of the Henderson urban area contain a sparse concentration of substandard housing and are therefore larger in area. These areas are provided on Map 13 for purpose of directing initial rural housing rehabilitation efforts which will in all probability follow the completion of urban housing rehabilitation efforts.







	PREPARED BY THE KERR-TAR REGIONAL COUNCIL OF GOVERNMENTS	MAP NUMBER 13
	<h2 style="text-align: center;">CONCENTRATIONS OF SUBSTANDARD HOUSING</h2>	SCALE IN MILES 
THE PREPARATION OF THIS MAP WAS FINANCED IN PART THROUGH A COMPREHENSIVE PLANNING GRANT FROM THE DEPARTMENT OF NATURAL RESOURCES AND COMMUNITY DEVELOPMENT OF THE STATE OF NORTH CAROLINA.		DATE DRAWN: 1978



Housing Needs

The preceding section, Housing Inventory, provided an account of Vance County's existing housing supply. This section will utilize additional census material along with the preceding information to provide an analysis of Vance County's existing and prospective housing needs. Once these needs are established, they will become the basis for establishing Vance County's housing goals, objectives and policies.

Current Housing Needs

The immediate or current housing needs are those needs which should be addressed within the next two to three years. Initially, our main priorities will be channeled toward assistance for Vance County's low-income families. Secondly, the housing needs of Vance County's population which requires no housing assistance will be addressed.

Assisted Housing Needs

This section pertains to the portion of Vance County's population which requires assistance from either the public or private sector in order to obtain adequate housing. The following definitions were used in estimating the housing assistance needs for particular segments of Vance County's population:

Low-income households - are families who reside in inadequate housing and whose adjusted income does not exceed 80 percent of the median income for their resident county.

Edlerly households - are one or two person households headed by a person over 62 years of age.

Family households - are households including four or fewer persons, excluding elderly and handicapped households composed of one or two persons.

Large Family households - are households having five or more persons.

Minority households - are households whose occupants are members of a minority group.

Families "expected to reside" - include lower-income families expected to reside in the county as a result of commercial, industrial, governmental, or service employment generated by new or expanded development; and, lower-income families with workers currently employed in the county, but not living there.

Employing the above definitions, 1970 statistical census tabu-

lations of owner/renter occupied units by living conditions and 1970 census family income data, the number of families requiring housing assistance was determined. The housing assistance needs determined for families in Vance County are provided in Table 19. An analysis of the data reveals that the majority or 80 percent of the housing assistance needs are in the renter household division. In conjunction, approximately 66.8 percent of these are minority households that beset the categories of elderly, small family and large family households.

Owner occupied households account for approximately 17 percent of Vance County's total housing assistance needs, and of this division, 49 percent of the need is based in the minority category.

In general, indications are evident that efforts to meet housing assistance should primarily be directed toward the provision of adequate rental housing. The majority of assistance should be made for low-income minority rentals with emphasis placed on elderly renters and proportional emphasis placed on family and large family rental households.

TABLE 19

VANCE COUNTY

HOUSING ASSISTANCE NEEDS OF LOWER INCOME HOUSEHOLDS

NUMBER OF HOUSEHOLDS	STATUS OF HOUSEHOLDS			REQUIRING		ASSISTANCE	
	OWNER HOUSEHOLDS (excluding dis- placees)	RENTER HOUSEHOLDS (excluding dis- placees)	ADDITIONAL HOUSEHOLDS TO RESIDE IN COMMUNITY As a result of planned employ- ment	FAMILIES EXPECTED Already em- ployed in locality	TOTAL HOUSING ASSIS- TANCE NEEDS	PERCENT OF TOTAL	
ALL HOUSEHOLDS:							
Total	425	2,011	35	26	2,497	100	
Elderly (1-2 persons)	271	675	0	0	946	38	
Family (4 or less persons)	85	763	20	15	883	35	
Large Family (5 or more persons)	69	573	15	11	668	27	
ALL MINORITY HOUSEHOLDS: (Black/Negro)							
Total	211	1,345					
Elderly (1-2 persons)	130	374					
Family (4 or less persons)	30	481					
Large Family (5 or more persons)	51	490					

Non-Assisted Housing Needs

Non-assisted housing needs in Vance County, North Carolina should be directed toward raising the quality of the substandard structures within its bounds. In conjunction, there is a need to implement programs and mechanisms which will assure orderly and desirable housing developments. A review of Table 13, "Survey of Housing Conditions for Vance County," shows that approximately 25 percent of the county's housing stock is in a substandard condition. Furthermore, of these substandard units, 72 percent are in such a condition that with proper assistance they can be rehabilitated. Those units that remain will either have to be rehabilitated or demolished without any outside aid or assistance. Therefore, incentives need to be devised which will motivate the private sector to upgrade the remaining section of substandard structures. These incentives could be consolidated with the local tax structure or executed through local legislation.

With the incorporation of the above methods and through legislative mechanisms such as strict adherence to building codes and zoning ordinances, existing standard housing conditions can be maintained. Sewer, street facilities and water serving some of these areas should also be maintained in order to serve the homes adequately and to discourage their abdication and devaluation.

Generally, in tables 20 through 22, "Prospective Housing Assistance Needs of Lower Income Households" we find that the majority of households requiring assistance are located within the renter category.

This category will constitute 2,112 renter households in 1980, of which 67.0 percent are low-income Blacks. Since the prospective housing assistance needs depicted in tables 20 through 22 were based on the 1970 housing assistance needs information, the ratio of all categories of needs will remain the same from 1980 to 2000. Observing the renter category closer, we find that of this group, families with 4 or more persons tend to make up the majority. For example, in 1980 it is expected that 801 renter households will need assistance which is more than any other classified category. Of this category, it is expected that 63 percent will be of low-income minority status.

Prospective Housing Needs

With the rise of expected population, Vance County's prospective needs will be influenced a great deal because of projected housing demands generated by this extended populace. These needs are directed toward the immediate future with tentacles that extend into the years 1980 and 2000. This section, in conjunction with Vance County's statistical projected population, will denote prospective housing needs which will provide a basis for the formulation of Vance County's housing goal and objectives.

Prospective Assisted Housing Needs

The enumeration of structures requiring housing assistance in the years ahead is difficult to know since future structure assistance depends significantly on present housing assistance efforts. Assistance needs were amplified by applying Vance County's projected rate of population increase of 5 percent. Tables 20 through 22 provide the calculated housing assistance needed for Vance County, North Carolina. Information contained in class 1 of these tables indicate what the housing assistance needs of Vance County's low-income population will be if no efforts are made to satisfy present needs. Class 2 of the same tables provides an indication of what the additional housing assistance needs will be from one decade to the next. In the event that current housing assistance needs are addressed, class 2 "Additional Owner/Renter Households" will be valuable for the design of future housing assistance programs.

TABLE 20

Prospective Housing Assistance Needs of Lower Income Households
1980

Vance County, North Carolina

Number of Households	Status of Households						Assistance	
	Class 1 Owner Household 1980	Class 2 Additional Owner House- hold 1970 - 1980	Class 1 Renter Households 1980	Class 2 Additional Renter House- holds 1970 - 1980	Class 1 Total Housing Assistance Needs 1980	Class 2 Additional Housing Assis- tance Needs 1970 - 1980		
All Households:								
Total	446	21	2112	101	2558	61		
Elderly (1-2 Persons)	285	14	709	34	994	48		
Family (4 or less Persons)	85	4	801	38	886	3		
Large Family (5 or more Persons)	72	3	602	29	674	6		
All Minority Households:								
Total	222	11	1412	67				
Elderly (1-2 Persons)	137	7	393	19				
Family (4 or less Persons)	32	2	505	24				
Large Family (5 or more Persons)	53	2	514	24				

SOURCE: Kerr-Tar Regional Council of Governments

TABLE 21

Prospective Housing Assistance Needs of Lower Income Households

1990

Vance County, North Carolina

Number of Households	Status of					Households		Requiring		Assistance	
	Class 1 Owner Household 1990	Class 2 Additional Owner House- hold 1980 - 1990	Class 1 Renter Households 1990	Class 2 Additional Renter House- holds 1980 - 1990	Class 1 Total Housing Assistance Needs 1990	Class 2 Additional Housing Assis- tance Needs 1980 - 1990					
All Households:											
Total	464	22	2218	106	2682	124					
Elderly (1-2 Persons)	299	14	744	35	1043	49					
Family (4 or less Persons)	89	4	841	40	930	44					
Large Family (5 or more Persons)	76	4	632	30	708	34					
All Minority Households:											
Total	233	11	1483	71							
Elderly (1-2 Persons)	144	7	413	20							
Family (4 or less Persons)	34	2	530	25							
Large Family (5 or more Persons)	56	3	540	26							

SOURCE: Kerr-Tar Regional Council of Governments

TABLE 22

Prospective Housing Assistance Needs of Lower Income Households

2000

Vance County, North Carolina

Number of Households	Status of		Households		Requiring Assistance		Class 1 Total Housing Assistance Needs 2000	Class 2 Additional Housing Assistance Needs 1990 - 2000
	Class 1 Owner Household 2000	Class 2 Additional Owner House- hold 1990 - 2000	Class 1 Renter Households 2000	Class 2 Additional Renter House- holds 1990 - 2000				
All Households:								
Total	487	23	2329	111		2816	134	
Elderly (1-2 Persons)	314	15	781	37		1095	52	
Family (4 or less Persons)	93	4	883	42		976	46	
Large Family (5 or more Persons)	80	4	664	32		744	36	
All Minority Households:								
Total	245	12	1557	74				
Elderly (1-2 Persons)	151	7	434	21				
Family (4 or less Persons)	36	2	557	27				
Large Family (5 or more Persons)	59	3	567	27				

SOURCE: Kerr-Tar Regional Council of Governments

Prospective Non-Assisted Housing Needs

Anticipated developments, retention of standard housing and the rehabilitation of older homes by the owners will primarily be the sum of prospective non-assisted housing in Vance County, North Carolina. By employing the projected population for Vance County and recent persons per household factors, the projected number of occupied housing in Vance County was obtained. These projections along with township projections are provided in Table 23. An overall analysis of Table 23 illustrates that the majority of townships are anticipated to retrogress, while simultaneously, it is projected that Henderson Township will be the only area to acquire a substantial amount of occupied housing units.

It should be remembered that the projections referred to in Table 23 pertain to the projected number of inhabited units anticipated and not to the projected number of new dwelling units needed.

In conclusion, we can anticipate occupied housing units to decline overall for seven townships, while concurrently Henderson Township and Vance County's entire projected number of occupied housing units is expected to increase. Therefore, we can assume that even though declination is perceived for seven predominantly rural townships, Henderson and Vance County will continue to grow in occupied housing units. Consequently, this means that people will be leaving the outlying rural areas more and migrating into the urban center of Vance County, North Carolina.

TABLE 23

Projected Number of Occupied Housing Units and Change for Vance County Townships

PLACE	1980	1990		2000	
	Number	Number	Change	Number	Change
Dabney	261	261	0	253	- 8
Henderson	7165	7907	+ 742	8391	+ 484
Kittrell	776	770	- 6	738	- 32
Middleburg/ Nutbush	485	428	- 57	366	- 62
Sandy Creek	700	716	+ 16	708	- 8
Townsville	325	318	- 7	301	- 17
Watkins	102	91	- 11	80	- 11
Williamsboro	355	339	- 16	314	- 25
Vance County	10,169	10,830	+ 661	11,151	+ 321

SOURCE: 1977 Structural Quality Survey, OBERS, Series E,
Population Projections

Housing Goals and Objectives

The intention of this section is to provide Vance County with a plan for meeting its current and prospective housing needs. The housing goals contained in this chapter have been arrived at to aid Vance County in satisfying its overall or long-range housing needs. The goals are aimed at fulfilling those needs and will be stated in a general method. Conversely, the objectives are designed to achieve corresponding goals, and are stated specifically within a well defined realm. The objectives are provided to serve dual functions. The most visible being to achieve its corresponding goals and the other being to provide an organized structural resource system. The objectives which are provided in the form of a statement will serve the former function and the annual objectives which are provided in a table form will serve the latter function. The annual objectives indicates how many housing units must be provided within each municipality in the county, and a total county annual objective scheme.

Measures to assure implementation will be provided immediately following the goals and objectives portion of this chapter. These measures include the development of programs, policies, strategies and legislative and administrative proposals necessary to accomplish county housing goals and objectives.

GOAL:

Rehabilitate neighborhoods and other residential areas which are suitable for rehabilitation.

OBJECTIVE A:

Rehabilitate or cause to have rehabilitated those owner-occupied units which are suitable for rehabilitation.

ANNUAL OBJECTIVES:

1979 - 1980

	# of Owner-Occupied Units to be Rehabilitated by End of FY '79			
	Total	Elderly	Family	Large Family
Vance County	123	40	30	53
Municipalities				
Henderson	100	25	25	50
Kittrell	1	1	-	-
Middleburg	2	1	1	-

1980

	# of Owner-Occupied Units to be Rehabilitated by End of FY '80			
	Total	Elderly	Family	Large Family
Vance County	43	27	9	7
Municipalities				
Henderson	30	19	6	5
Kittrell	-	-	-	-
Middleburg	-	-	-	-

LONG-TERM OBJECTIVES:

1978 - 1984

	# of Owner-Occupied Units to be Rehabilitated from FY '79 to FY '84			
	Total	Elderly	Family	Large Family
Vance County	353	226	71	56
Municipalities				
Henderson	250	160	50	40
Kittrell	1	1	-	-
Middleburg	2	1	1	-

OBJECTIVE B:

Rehabilitate or cause to have rehabilitated those renter-occupied units which are suitable for rehabilitation.

ANNUAL OBJECTIVES:

1979 - 1980

	# of Renter-Occupied Units to be Rehabilitated by End of FY '79			
	Total	Elderly	Family	Large Family
Vance County	96	33	36	27
Municipalities				
Henderson	30	10	11	9
Kittrell	2	-	1	1
Middleburg	4	1	2	1

1980

	# of Renter-Occupied Units to be Rehabilitated by the End of FY '80			
	Total	Elderly	Family	Large Family
Vance County	100	34	38	28
Municipalities				
Henderson	40	14	15	11
Kittrell	-	-	-	-
Middleburg	-	-	-	-

LONG-TERM OBJECTIVES:

1978 - 1984

	# of Renter-Occupied Units to be Rehabilitated from FY '79 to FY '84			
	Total	Elderly	Family	Large Family
Vance County	256	88	97	71
Municipalities				
Henderson	150	53	56	41
Kittrell	2	-	1	1
Middleburg	4	1	2	1

OBJECTIVE C:

Rehabilitate or cause to have rehabilitated those vacant units which are suitable for rehabilitation.

LONG-TERM OBJECTIVES:

1978 - 1984

Place	# of Vacant Units to be Rehabilitated by End of Period
Vance County	43
Municipalities	
Henderson	3
Kittrell	-
Middleburg	-

GOAL:

Eliminate housing conditions which threaten the public health, safety, and general welfare.

OBJECTIVES:

Demolish or cause to have demolished those housing units which have been determined to be in a delapidated condition and which have no historical or architectural significance.

ANNUAL OBJECTIVES:

1978 - 1979

Place	# of Delapidated Units to be Demolished by End of FY '79	
	Occupied	Vacant
Vance County	48	30
Municipalities		
Henderson	18	10
Kittrell	-	-
Middleburg	2	-

1980

Place	# of Delapidated Units to be Demolished by End of FY '80	
	Occupied	Vacant
Vance County	48	30
Municipalities		
Henderson	18	-
Kittrell	-	-
Middleburg	-	-

LONG-TERM OBJECTIVES:

1978 - 1984

Place	# of Delapidated Units to be Demolished from FY '79 to FY '84	
	Occupied	Vacant
Vance County	270	103
Municipalities		
Henderson	118	10
Kittrell	-	-
Middleburg	2	-

GOAL:

To have suitable housing available for all low-income residents and especially for those low-income residents who presently reside in unhealthy or unsafe housing.

OBJECTIVE A:

Encourage the construction of housing which may be purchased by low-income families who presently reside in unhealthy or unsafe housing.

ANNUAL OBJECTIVES:

1978 - 1979

of Salable Housing Units
to be Constructed for Low-
Income Families by End of FY '79

<u>Place</u>	<u>Total</u>
Vance County	30
Henderson	7
Kittrell	-
Middleburg	-

of Salable Housing Units
to be Constructed for Low-
Income Families by End of FY '80

<u>Place</u>	<u>Total</u>
Vance County	30
Henderson	7
Kittrell	-
Middleburg	-

LONG-TERM OBJECTIVES:

1978 - 1984

of Salable Housing Units
to be Constructed for Low-
Income Families from FY '78 to FY '84

<u>Place</u>	<u>Total</u>
Vance County	120
Henderson	63
Kittrell	-
Middleburg	-

OBJECTIVE B:

Encourage the construction of housing in developed areas
which may be rented by low-income families who presently reside in
unhealthy or unsafe housing.

ANNUAL OBJECTIVES:

1978 - 1979

of Rentable Housing Units to be
Constructed for Low-Income Families
by End of FY '79

	<u>Total</u>	<u>Elderly</u>	<u>Family</u>	<u>Large Family</u>
Vance County	100	35	35	30

for FY 1980

Vance County	100	35	35	30
--------------	-----	----	----	----

for Long-Term Objectives FY 1979 - FY 1984

Vance County	442	149	168	126
--------------	-----	-----	-----	-----

GOAL:

Assure that the development and construction of future residential areas occurs in an attractive, desirable, and functional manner.

OBJECTIVES:

FY 1979 - FY 1984

- (a) Formulate and adopt countywide subdivision regulations.
- (b) Adopt by reference the N. C. Building Code, Plumbing Code, and Electrical Code, and enforce these codes countywide.
- (c) Adopt and enforce a countywide zoning ordinance to assure that housing is located in accordance with the Vance County Land Use Element.

GOAL:

Preserve existing neighborhoods and housing which are presently viable and virtually free of blighted conditions.

OBJECTIVES:

FY 1979 - FY 1984

- (a) Formulate and adopt a minimum housing code to assure that the housing throughout Vance County is maintained at a standard which ensures a safe, sanitary, and a decent structure for its inhabitants.
- (b) Devise, adopt, and carry out neighborhood preservation measures throughout Vance County.
- (c) Conduct a historical and architectural survey to serve as a basis for historical and architectural preservation efforts.

HOUSING POLICY

1. Support local housing and neighborhood rehabilitation efforts throughout Vance County.
2. Support the provision of low and moderate income housing on a non-discriminatory basis.
3. Encourage private developers to provide low and moderate income housing on a non-discriminatory basis and in a manner which complies to housing assistance plans.
4. Support efforts to eliminate blighted housing conditions throughout Vance County.
5. Support tax reforms designed to develop incentives which would encourage property owners to rehabilitate their deteriorating housing.
6. Support tax reforms designed to develop incentives which would encourage property owners to demolish their vacant delapidated housing.
7. Support public and private programs which enable property owners to properly insulate their homes or to make other improvements which would make their homes more energy efficient.
8. Encourage the construction of multi-family housing to occur on locations which offer available water and sewer facilities.
9. Encourage the construction of proposed subdivisions to occur on locations which offer available water and sewer services.

10. Support measures directed toward the elimination of housing discrimination.
11. Support measures which may deter the future concentration of low-income and minority families.
12. Support efforts which may enable all sectors of society to have a greater choice of housing and housing opportunities.
13. Support efforts to preserve properties which have been determined to be historically valuable or significant.
14. Support regional housing goals, objectives, policies, and programs.
15. Encourage private developers to take advantage of the various federal housing programs available.
16. Support appropriate measures to preserve viable residential areas.

APPENDIX I

Implementation Measures

Vance County has devised the following programs and implementation measures in order to fully utilize the information and policy plans contained in the housing and land use elements. The county will exert efforts to implement these measures throughout the planning period in regard to its ability to do so.

1) Code Enforcement Program

A countywide code enforcement program designed to implement the various North Carolina State Building Codes as well as a minimum housing code should be utilized by the county to ensure the proper construction and maintenance of structures. The enforcement of the various codes by Vance County will serve to protect the public from inadequate construction practices and will ensure a quality housing market and protect private investment within the county. In order to adequately enforce these codes, the county should expand its present code enforcement capabilities and establish an inspection fee system to finance a portion of the enforcement costs.

2) Zoning

Presently, Vance County enforces zoning within the mile and one-half area surrounding the City of Henderson; however, a countywide zoning ordinance should be adopted and enforced by Vance County to include the remaining area of the county. Such an ordinance would aid the county in implementing its land use elements by directing the development of the land in respect to existing land

uses and in accordance with the Vance County Land Development Plan. The enforcement of the zoning ordinance should be coordinated with the enforcement of the building and housing codes.

3) Subdivision Regulations

Vance County should adopt countywide subdivision regulations to provide for the adequate subdivision of its land according to a set of desirable standards. These regulations would protect public and private investment by ensuring that future subdivisions contain adequate facilities, are well designed, and are properly located. The county, in formulating its subdivision regulations, should consult the Model Subdivision Regulations which was prepared by the North Carolina Department of Natural Resources and Community Development.

4) Housing Programs

Vance County is encouraged to continue to participate in federal and state supported programs which are geared towards the provision of adequate housing for low income families. These programs are explained in Chapter I of this document. Perhaps one of the most beneficial programs is the HUD Community Development Block Grant Program which will assist the county in rehabilitating and revitalizing existing substandard neighborhoods within its jurisdiction. This program should especially be utilized in addressing those areas

depicted on Map 13 on page 116 entitled, "Concentrations of Substandard Housing."

5) Citizen Awareness Program

Vance County should consider the formulation and use of a public awareness program which would be aimed at informing the citizens within Vance County about the County's existing and proposed land use and housing programs. This program should also be coordinated with the County's Citizen Participation Plan which was adopted in 1978. Also a county brochure which explains the various housing and land use related ordinances and programs and who to contact for related information would also prove valuable.

APPENDIX II

Evaluation Criteria

The following evaluation criteria has been devised in order to provide a mechanism for determining the progress made toward the achievement of Vance County' annual housing and land use objectives. The Henderson-Vance County Planning Commission will be responsible for conducting the evaluation every two years with a report on the evaluation being presented before the Vance County Commission and copies forwarded to the Kerr-Tar Regional Council of Governments and the N. C. Department of Natural Resources and Community Development.

Land Use Element Review:

1. A comparison will be made of the land use planning activities conducted by Vance County at the time of the evaluation, with the land use planning activities conducted in the previous evaluation period. This comparison will be made to determine the land use planning activity status within the county and will indicate the progress made toward meeting land use goals and objectives.
2. All material contained in the Vance County Land Use Element will be reviewed to determine if any amendments are warranted to reflect changes in land use planning policy or in land use plan emplmentation strategy.

Housing Element Review:

1. A determination will be made to the greatest extent feasible of the number of housing units demolished, rehabilitated, or constructed during the biennial period in Vance County.

The results of this determination will be weighed against the county's annual housing objective to evaluate the county's progress toward satisfying its intended objectives.

- a. The number of assisted housing units constructed will be obtained from the particular federal or state agency providing the assistance, i.e., U. S. Department of Housing and Urban Development; U. S. Department of Agriculture, Farmer's Home Administration; U. S. Department of Defense, Veterans Administration; and the N. C. Housing Finance Agency.
 - b. The number of non-assisted housing units constructed, rehabilitated, or demolished will be obtained from government through tax reports, building code permits, local housing program reports, and through local finance agencies.
2. The Regional A-95 Clearinghouse Review system will be used to determine efforts made toward obtaining federal and state housing assistance.
 3. A determination of the progress made toward adopting and implementing subdivision regulations, zoning ordinances, and building codes will be made.
 4. Vance County and the N. C. Department of Archives and History will determine efforts made toward preserving historically and architecturally significant residential structures.

APPENDIX III

ENVIRONMENTAL ASSESSMENT

Pursuant to the requirements and guidelines of the National Environmental Protection Act, the Council on Environmental Quality, the U. S. Department of Housing and Urban Development, and the State Environmental Policy Act, the following is a summary of environmental considerations regarding the plans and policies contained in the land use and housing elements:

- (1) Abstract: The purpose of these elements is to provide a guide for accommodating the expected growth of Vance County in a manner which promotes desirable and suitable use of physical resources. The factors which influence housing are related to future needs. The plans and policies included, would if implemented, improve the living environment of the residents of Vance County.
- (2) Environmental Impact: The plans and policies, implemented, should have a favorable impact on the environment.
- (3) Adverse Environmental Effects: The plans and policies, if implemented, should not create any adverse environmental impact.
- (4) Alternative: The alternative to having a land use and housing plan is to ignore housing needs and to have no plan for guiding growth. This would lead to a continued decline of housing conditions, and to haphazard develop-

ment. The end product would be adverse physical and social conditions.

- (5) The Relationship Between Short-Term Uses of Man's Environment and Maintenance of Long-Term Productivity: These plans and policies, if implemented, will serve to protect the environmental quality of Vance County. In addition, the illumination of the adverse effects resulting from unwise land use will, over the long run, increase the productivity of man's environment.
- (6) Mitigation Measures to Minimize Impact: It is recommended that land use and housing policies be implemented and that any measures to improve land use practices or housing conditions, which are implemented, should avoid imposing any hardship on those whom it is designed to help.
- (7) Irreversible Commitments of Resources: The plans and policies contained in this report do not involve the irreversible commitments of resources.
- (8) Federal, State, and Local Environmental Controls: All existing state and federal and county environmental controls currently being enforced will be applicable to the planning area.

APPENDIX IV

HISTORIC PRESERVATION ASSESSMENT

Pursuant to the requirements and guidelines of Section 106 of the National Historic Preservation Act of 1966, Executive Order 11953 and Section 101 (b) (4) of the National Environmental Policy Act of 1969, the following is a summary of historic preservation considerations regarding the plans and policies contained in the land use and housing elements.

- (1) Abstract: The purpose of these elements is to provide a guide for accommodating the expected growth of Vance County in a manner which promotes desirable and suitable use of physical resources. The factors which influence housing are related to future needs. The plans and policies included would, if implemented, improve the living environment of the residents of Vance County.
- (2) Impact on Historic Properties: The implementation of the housing and land use elements will have a beneficial impact on historic properties in Vance County. It is the intent of the plan to upgrade and/or preserve all identified historic properties. This plan also suggests that a complete historic survey be completed, and followed by a comprehensive historic preservation plan. This would ensure that all historic properties are identified, as adverse or beneficial effects resulting from this plan cannot be measured for those historic properties which have not been identified.

- (3) Alternative: The alternative to having the land use and housing elements is that of having no plan to guide development and housing efforts in Vance County. With no housing or land use element, delapidated structures would be demolished upon vacancy, regardless of possible historic value, as there would be no policies or objectives which would assure the preservation of historic properties.
- (4) Anticipated Long-Term Impact on Historic Properties: The plans and policies set forth in the land use and housing elements which promote the preservation of all the identified historic properties will have a beneficial long-term impact on the maintenance and enhancement of those historic properties which may be eligible for or which are included in the National Register of Historic Properties and of those historic properties identified by the State of North Carolina and Vance County.
- (5) Historic Preservation Controls and Programs: All applicable federal and state historic preservation controls and programs will be observed in the implementation of these elements. Vance County's policy is to encourage the preservation and enhancement of identifiable historic properties within the County. The County, through its policy and procedures, will exert efforts to assure the preservation and maintenance of all properties eligible for or listed in the National Register for Historic Properties and in the Historic and Architectural Resources of the Tar-Neuse River Basin, Appendix for Region K and any such

properties identified at a future date by the North
Carolina Department of Archives and History.

STATE LIBRARY OF NORTH CAROLINA



3 3091 00748 1377

